



LAND AT THE CRAGGS

Lilliesleaf, Melrose



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Lilliesleaf, Melrose, TD6 9EW

St Boswells - 6 miles Selkirk - 7 miles Melrose - 8 miles
Hawick - 9 miles Jedburgh - 10

Extending to 10.00 hectares (24.71 acres) in total

Well positioned in the heart of the Scottish Borders

Productive grade 3(2) land

Convenient roadside access

FREEHOLD FOR SALE AS A WHOLE
OFFERS OVER £180,000



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General Description

The land at The Craggs is a parcel of newly sown temporary grassland with a shelter belt of naturally regenerated mixed species woodland to the eastern roadside boundary. Located just to the south of Lilliesleaf in the Scottish Borders in an area renowned for agricultural production.

The land gently slopes from 150m above sea level at the north to down to 140m at the south. The land grade classification is 3(2) with Ettrick series soils comprising of noncalcareous gleys. This indicates that the land would also be suitable for cereal production. The land is classified as Non Less Favoured Area (NLFA) and is within the Nitrate Vulnerable Zone (NVZ).

Access

The land is easily accessed directly from a local authority adopted D class road, just off the B6400 to the south of Lilliesleaf. The nearest postcode is TD6 9EW and the What3Words location is ///attaching.jogging.suffice.

Grants & Subsidies

The whole property is been registered with Scottish Government Rural Payments and Inspections Division who have allocated a holding number and parcel numbers. The whole property is designated as Region 1 with the exception of the strip of woodland. The current owners have claimed the Basic Payment Scheme for 2025 over the eligible land and will retain any payments due in respect of the scheme. The owner holds the associated entitlements which are available to purchase by separate negotiation. There are no current agri-environment or forestry grant schemes affecting the property.

Services

There is a mains water trough within the parcel for which it will be the responsibility of the purchaser to install a sub meter.

Designations

There are not thought to be any further designations affecting the property.

Existing Rights, Servitudes & Wayleaves

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There is a low voltage overhead line crossing the property for which it is expected there will be a wayleave with Scottish Power.

Sporting, Mineral & Timber

All sporting and mineral rights are included in the sale insofar as they are owned by the seller. All standing and fallen timber is also included in the sale.

Viewing

Potential purchasers are welcome to view the property whilst in possession of a copy of these sales particulars and having first made an appointment with the sole selling agents, Bell Rural Solutions. Appropriate caution should be exercised at all times during inspection.

Tenure & Occupation

The property is offered for sale as a whole, freehold and with immediate vacant possession upon conclusion of the sale.

Closing Date & Offers

A closing date for offers may be set, therefore prospective purchasers should formally note their interest with the selling agents. Offers should be submitted in Scottish Legal Form to the selling agents, Bell Rural Solutions, Leader House, Mill Road, Earlstoun, TD4 6DG. Our client is not bound to accept the highest or any offer and has the right to remove the property from sale at any time.

Date of Entry

The date of entry will be upon conclusion of the sales missives or by prior agreement.

Mortgage Finance

Bell Rural Solutions are approved Agricultural Mortgage Corporation (AMC) agents, and can help with obtaining loan funding for a variety of rural business activities, including the purchase of land and property. For further information, please do not hesitate to get in touch.

Solicitor

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Important Notice

Bell Rural Solutions, their clients agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Rural Solutions have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. No responsibility can be accepted for any expenses incurred by potential purchasers when inspecting properties which have been sold, let or withdrawn.
4. Potential purchasers should take care when viewing the property, particularly with the potential hazards associated with a working farm.
5. The photographs used within these sales particulars were taken in June 2025.



Counter	Field Identifier	Gross Area		Temporary Grass		Woodland		BPS Eligible	
		(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)
1	NT/54949/24355	9.09	22.46	9.09	22.46			9.09	22.46
2	NT/55114/24424	0.91	2.25			0.91	2.25	0.00	0.00
		10.00	24.71	9.09	22.46	0.91	2.25	9.09	22.46



