

FOR SALE

Romanno Mains Farm

Romanno Bridge, West Linton
Peeblesshire, EH46 7BY

**DAVIDSON
& ROBERTSON**

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Romanno Mains Farm

Romanno Bridge, West Linton Peeblesshire, EH46 7BY

Romanno Mains Farm presents an excellent opportunity to acquire an attractive upland stock unit with traditional farmhouse, range of agricultural buildings and a large block of productive agricultural land.

- Traditional 2 bedroom farmhouse
- Range of traditional and modern agricultural buildings
- In all 450.34 acres to include 106.05 acres of forageable grass, 212.60 acres of green hill, 61.11 acres of permanent pasture and 61.89 acres of woodland.

Available as a whole extending to 450.34 acres (182.25 Ha)

Selling Agents

Davidson & Robertson Tel: 0131 449 6212
 Riccarton Mains Fax: 0131 449 5249
 Currie Email: sales@drrural.co.uk
 Midlothian Web: www.drrural.co.uk
 EH14 4AR

Situation

Romanno Mains is located in the south east of Scotland, 20 miles south of Edinburgh. The property is located south of West Linton by the quiet, rural village of Romanno Bridge.

Romanno Bridge provides primary schooling with shopping available in West Linton 3 miles to the north. Secondary schooling is available in Peebles and a regular school bus service is provided. Leisure facilities are available in the nearby towns of Peebles, Biggar and Penicullk. Edinburgh Airport is within 45 minutes' drive offering regular domestic and international flights.

Directions

From Biggar - Travel north taking the A72 for Skirling for 6.9 miles, join the A701 and continue

for 2.8 miles. Romanno Mains is the second right after Romanno Bridge.

From Leadburn - Travel south west along the A701 for 6.8 miles. Romanno Mains Farm is the first left before entering Romanno Bridge.

Description

Romanno Mains provides the opportunity to own a self-contained upland stock farm with excellent road links to the nation's capital. Extending to 450.34 acres Romanno Mains is well suited for stock rearing with the production of forage grass in the lower reaches of the farm before the land transitions through permanent pasture to green hill.

The farm has recently carried some 750 ewes and grazing 40 cattle in summer.



The property includes a 2 bedroom one and a half storey traditional stone farmhouse with adjoining traditional steading and modern farm buildings. The house and steading are located centrally in the holding with good access to all enclosures. The properties proximity to Edinburgh and elevated position with commanding views north towards the Pentlands will likely draw interest from outside farming too.

Romanno Mains Farmhouse

The farmhouse is situated in the heart of the steading and is mainly of local stone construction under a slate roof, offering spacious accommodation over one and a half storeys with garden ground to the front of the house. The traditional steading adjoins the farmhouse, providing useful storage with one of the adjacent buildings fitted out as a washhouse.

Accommodation comprises:

Ground Floor

Rear Entrance Hall

With cupboard for coats and boots.

Kitchen (2.57m x 3.21m)

South-facing kitchen with electric cooker and fitted kitchen units with outlook onto the courtyard and traditional steading.

Bathroom (2.06m x 1.96m)

3 piece bathroom suite with electric shower and window onto courtyard



Living Room (5.76m x 3.97m)

Large spacious room with dual aspect windows and wood burning stove.

Sitting Room (5.76m x 3.96m)

Bright spacious room benefitting from dual aspect windows with views to the Pentland Hills, Open fire and display alcove.

Boiler Room (3.00m x 1.22m)

Large walk in cupboard with hot water cylinder and central heating boiler, which could lend itself to a drying room.

Hall

With stairs and glazed doorway into the front garden.

First Floor

Bedroom 1 (4.30m x 4.00m)

Double bedroom with north-facing dormer window.

Bedroom 2 (4.30m x 3.98m)

Double bedroom with north-facing dormer window and a large storage area (2.20m x 3.15m) which would suit conversion to wardrobe storage.

Garden

Romanno Mains has an established north facing garden, laid to lawn with stunning views along the valley towards West Linton and the Pentland Hills.

Services

The farm and farmhouse benefit from 3-phase mains electricity supply with private water and drainage to a septic tank. The spring water supply is fitted with a UVA ultraviolet treatment system. The property benefits from double glazing and is heated by an oil-fired central heating system. The EPC rating for the property has been assessed as Band F(22).

Council Tax

Romanno Mains Farmhouse has been assessed for Council Tax as Band D.

Farm Buildings

Romanno Mains steading consists of a range of traditional buildings adjoining the farmhouse and several modern buildings with good vehicle access.

Traditional Steading

The old byre is situated to the west of the courtyard and is currently used as storage with concrete floor and slate roof. A small kitchen with sink and electric water heater is located at the north end of the byre with a store room and W.C.

The wash house adjoins the farmhouse to the east which offers a storage attic above. The Mill connects to the old byre which has double



sliding doors and joins a former cart shed which now provides garage space.

The 'Reed' is to the south of the cart shed and has a concrete floor and asbestos roof with glazed windows to the east and double sliding doors to the South.

The traditional steading offers potential extension opportunities for expansion of the residential element of the property.

Collinson Feed Tower is situated outside the Reed.

Pole Barn (11m x 38m)

Formerly a cattle and lambing shed with concrete feeding passage, gravel floor and access at both ends. Partially roofed along the northern elevation the barn provides a useful area for working with sheep.

Modern Buildings

Dutch Barn (5m x 20m)

5 bay steel portal framed dutch barn under a corrugated iron roof with corrugated iron sides with an earth floor.

General Purpose Shed (13m x 26m)

6 bay steel portal framed shed with concrete floor built under a fibre cement roof with profile sheet and block built sides. Originally built as a silage shed for home grown grass fodder with capacity to hold 100 tons per bay.

Cattle Shed (10m x 26m)

Adjoins the general purpose shed with concrete floor and external concrete feed passage.

Access

The property will be sold with rights of access in favour of the neighbouring properties of Halmyre Deans, Spruce House and Stoneyknowe along the existing road network.

The occupiers of Halmyre Deans also have a right of access and maintenance to their water tank and associated pipework.

Agricultural Land

The agricultural land extends to 450.34 acres (182.25ha) or thereby, rising from approximately 220m to 479m above sea level. Of the total, 126.31 acres is currently used as forageable grass and 69.85 acres of rough grazing, 203.54 acres of green hill and 50.64 acres of woodland.

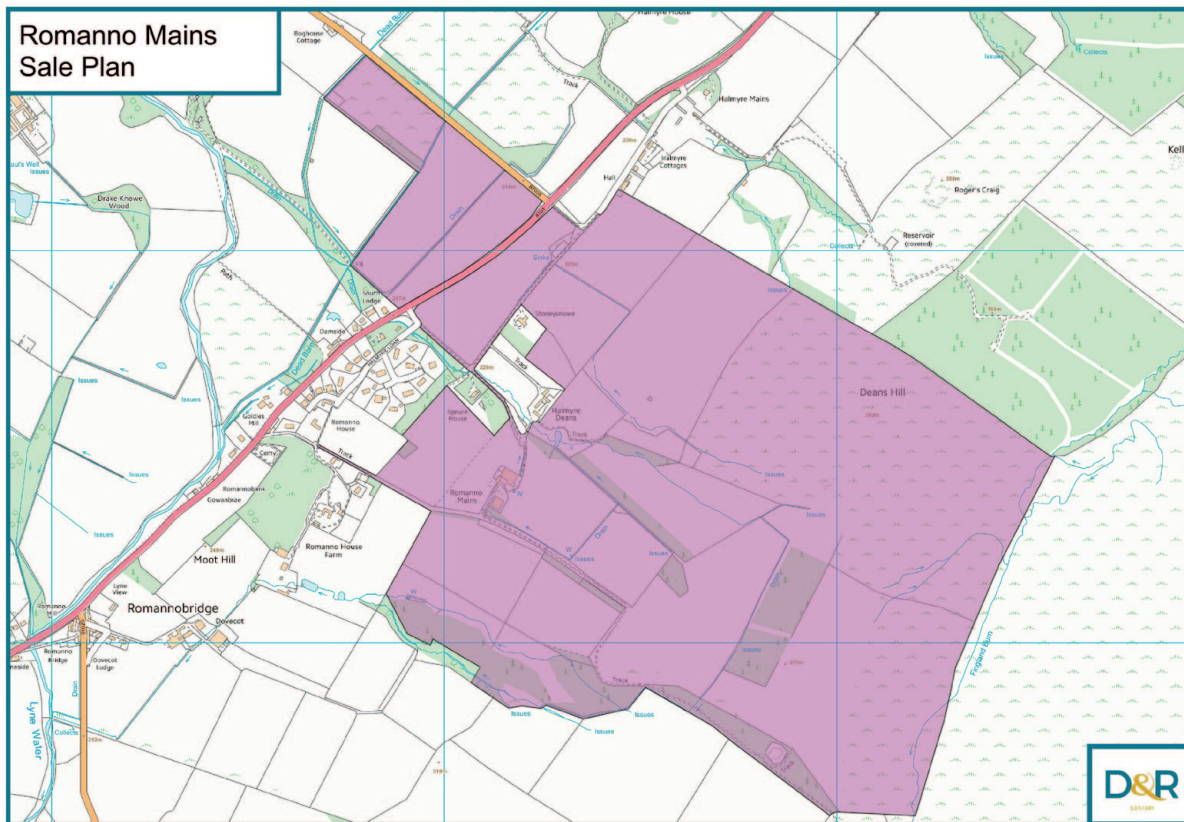
The land at Romanno Mains is predominantly classified as class 4.1, 4.2, and 5.2 under the James Hutton Institute's Land Capability for Agriculture, highlighting its potential for the production of grass.

Farming System

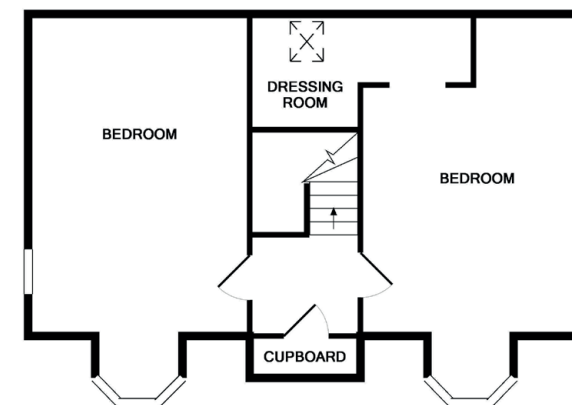
Romanno Mains has previously been let out on an annual grass let with the grazier housing his cattle in the sheds throughout the winter period. The land has been grazed by both cattle and sheep with forage grass also taken off the subjects.







Romanno Mains	Acre	Ha
Forage Grass	106.05	42.92
Permanent Pasture	61.11	24.73
Green Hill	212.60	86.04
Woodland	61.89	25.05
Roads, Yards, Buildings	8.69	3.52
Total Area	450.34	182.25



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Basic Payment Scheme (BPS) & IACS

The land is sold without basic payment entitlements.

Less Favoured Area Support Scheme (LFASS)

Romanno Mains lies within a Less Favoured Area.

Sporting Rights

Any sporting rights are included in the sale.

Mineral Rights

To the extent they are included within the vendor's title.

Solicitors

Lindsays
Caledonian Exchange
19A Canning Street
Edinburgh
EH3 8HE

Fixtures and Fittings

All fitted appliances in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

Scottish Borders Council, Council Headquarters,
Newton St. Boswells, Melrose. TD6 0SA

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. An established biosecurity policy is in place at Romanno Mains. Interested parties are requested to clean their boots prior to viewing and utilise the disinfectant provided by the vendor on arrival.

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the selling agent.

Third Party Rights and Servitudes

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.

