

West Leas

By Denholm | Scottish Borders

Galbraith

An attractive and secluded residential and amenity estate in the Scottish Borders

Denholm 3.5 miles | Jedburgh 6 miles | Edinburgh 50 miles
(All distances are approximate)

Private and spacious traditional house with 4 bedrooms & 3 public rooms

Extensive area of garden grounds with manicured lawns, cascading streams and slow water pools

Attractive courtyard with modern glass house, garden room, further ancillary garden stores and an office

Excellent range of modern outbuildings which may present options for alternative forms of business or amenity use

Productive areas of mixed arable land, pasture ground, upland grazing and amenity woodland

Large areas of commercial and broadleaved woodland plantations providing longer term source of income

Panoramic views of some of the most scenic countryside in the south of Scotland

Secluded stretches of double riverbank on Rule Water providing the ability for wild swimming or other wellbeing opportunities

Situated in a rural location close to local amenities and access to the wider Central Borders

Potential to expand the sporting, recreational, natural capital and environmental interests

About 195.38 Ha (482.79 Acres)

FOR SALE AS A WHOLE OR IN 3 LOTS

Galbraith

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galbraith.com





Situation

West Leas offers a rare opportunity to acquire an exceptional residential, farming and woodland estate located on the banks of the Rule Water and within one of the most scenic areas of the south of Scotland. The property is located close to the village of Denholm (3.5 miles) and the popular Borders town of Jedburgh (6 miles). Denholm is a picturesque village sitting halfway between Jedburgh and Hawick, it offers local shops, pubs, cafés and a primary school, which all surround a large village green. The village is served by the A698 and is surrounded by rolling farmland, open countryside and is bound by the River Teviot to the north.

The attractive town of Jedburgh is roughly 6 miles to the east from West Leas and is known as the "historic gateway to Scotland". Just 8 miles to the west is the former market town of Hawick. Hawick is the largest town in the region, offering a larger selection of business and retail services including several supermarkets, a secondary school and a variety of recreational and sporting facilities.

The city of Edinburgh is approximately 50 miles to the northeast and boasts a substantial range of amenities including retail centres, leisure and business facilities, as well as many historic monuments and landmarks. There is rail travel via the Edinburgh-Borders railway from Tweedbank (18 miles), connecting to Edinburgh Waverly offering regular mainline rail connections to the north and onward rail service on the east coast main line to London King's Cross (journey time of just over 4 hours). Newcastle Airport (51 miles) and Edinburgh Airport (60 miles) both provide an array of domestic and international flights just over an hour's drive southeast and north respectively.

This area of Scottish Borders is known for its stunning scenery, extensive wildlife and choice of outdoor pursuits including walking, climbing and cycling, as well as a wide range of field sports, with a number of estates in the vicinity offering driven and walked up game, along with fishing on several reputable fishing rivers including the River Tweed. Hawick, Minto and Jedburgh golf courses are all nearby and all the Border towns have famous and well regarded rugby clubs.



West Leas House itself is accessed via a short section of private road leading from a minor public road which links the A698 to Bonchester Bridge. The house sits in a secluded position surrounded by mature, commercial and broadleaved woodland plantations, and an extensive area of garden grounds, which combined, provide privacy and shelter.

History

West Leas has been in the current seller's family since 1995, but the property and surrounding area are steeped in history. West Leas was originally the home dairy for the larger Wells Estate, which was situated in the heartland of Roxburghshire between Rule Water and the extinct volcano Rubers Law. At various stages the land has been part of a much larger estate which has been transferred amongst some of Scotland's best known Border names of the Turnbulls, the Rutherfords, the Stewarts of Traquair and the Eliots of Stobs.

In the 1890's the wider Wells estate was put on the market and was bought by Sir John Usher of Norton, the son of the founder of Messrs. Andrew Usher & Co. which as well as being one of Scotland's leading brewers and whisky blenders had, for a number of years, the sole purchasing rights to Glenlivet whisky. The Usher family owned the estate without break for almost 100 years, before the Estate was sold and largely split up in the mid-1990s.

The current owners have tastefully modernised and extended the original West Leas farmhouse during their ownership offering sizable modern accommodation throughout and have converted the nearby courtyard into a delightful glass house, garden room and office. The garden and grounds at West Leas have been carefully landscaped and extended by the current owners and now offer an exciting and dramatic backdrop to the house on a grand scale. The gardens have benefitted from a constantly growing and evolving area, centred on afeat of liquid engineering, with a cascading stream contrasting with slow water pools and a lily pond.

A number of land parcels have been acquired at West Leas over a period of almost 30 years, including a productive area of farmland extending west from the Rule Water with further larger areas of commercial and broadleaved woodland plantations being added to the west and north of the house and buildings and extending right up the western slope of Rubers Law.



Description

West Leas offers an attractive and private residential, farming and woodland estate in a desirable area of the Scottish Borders. The property is centred on a charming dwellinghouse, which has been tastefully extended and modernised over the years and benefits from stunning views to the south and east. The property has an excellent range of traditional and modern outbuildings, and an area of woodland and farmland extending to about 195.38 Ha (482.79 Acres) in total. The adaptable area of farmland and mix of amenity/commercial woodland offers the potential to expand to offer a number of sporting and environmental opportunities within the land holding.

The excellent range of modern farm buildings have the potential for a variety of purposes and further opportunities for alternative forms of business or amenity use. The farmland and woodland are situated in three separate parcels separated by the public road to the west and the Rule Water to the east and all benefit from an excellent level of access via a number of forest or farm tracks leading from the main road. The land within the West Leas rises from its lowest point at 112m at the Rule Water, a tributary of the Teviot which in turn flows into the Tweed, to its highest point just below the summit of Rubers Law at around 400m above sea level which is on the southwestern boundary of the property. In between lies a productive mix of arable and pastureland, offering diversity of landscape which is one of West Leas greatest charms. The majority of the ground extends north and east from the main house, the property benefits from access to Rubers Law Hill, the site of a former Roman Signal Station, and Heron Wood is to the north of house and buildings.

Method of Sale

West Leas is offered for sale as a whole or in 3 lots.

Lot 1: West Leas House, Buildings and about 36.14 Ha (89.30 Acres) of pasture, woodland, and riverbank on Rule Water

Lot 2: About 118.42 Ha (292.62 Acres) of Woodland & Farmland located to the west of the public road

Lot 3: About 40.82 Ha (100.87 Acres) of Farmland and Woodland located to the east of the Rule Water

Lot 1: West Leas House & Buildings About 36.14 Ha (89.30 Acres)

West Leas House

West Leas house comprises an attractive and secluded residential property, set within a mature and landscaped area of garden ground and policies which are bound to the west of the Rule Water.





The property is of traditional stone construction under a pitched slate roof, the property has been tastefully modernised and was extended during the current ownership. The most recent addition including a master bedroom with ensuite bathroom and dressing room, a dining room, and large drawing room with only the decoration and flooring to complete. The house provides comfortable and spacious family accommodation over three levels. Details of the accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.



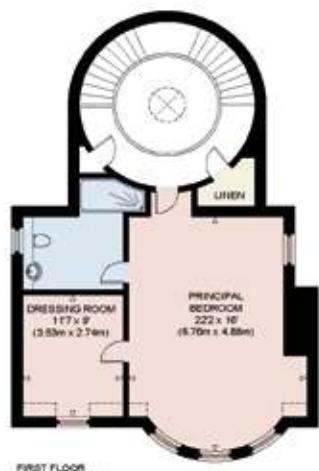
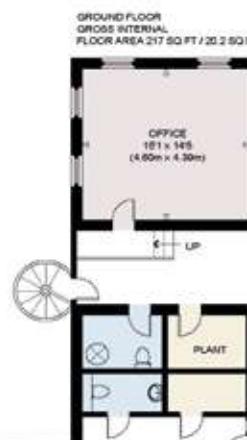
Floor plans

Approximate Gross Internal Floor Area 5240 Sq Ft/487.3 Sqm

External Outbuilding Floor Area 2458 Sq Ft/228.6 Sqm

Total Combined Floor Area 7698 Sq Ft/715.9 Sqm

For identification only. Not to scale.





Garden Ground

The property is accompanied by an extensive area of well cared for garden and grounds which surround the property and have been tastefully landscaped and extended over the years. The garden includes several areas of manicured lawns, a cascading stream with slow water pools and a lily pond. The mixed amenity woodland planting and orchard provides shelter and amenity.

There is a wide collection of perennials and shrubs which provide an excellent backdrop to the property and the courtyard garden links to the temperature controlled garden rooms housing a collection of exotics plants. There is an area of paved decking adjacent to the kitchen on the southern elevation of the house which offers space for alfresco dining, an ideal area to the make the most of a Scottish summer.

Outbuildings

West Leas is well equipped with an excellent range of traditional and modern outbuildings. The traditional buildings lie to the north of the main house and are set in a courtyard formation around a terraced patio area and feature pond. The buildings are of traditional stone, part modern block and brick construction under slate roofs and provide several stores, an office, car port, plant room housing 55kW biomass heating system and hopper store, there is a potting shed with WC, modern glass house and a garden room. The western building houses a workshop and garden store with further W/C and small Kitchen area. The office, garden room and glass house are all connected to the biomass boiler. Full details of the accommodation and room dimensions for courtyard buildings are set out in more detail within the floor plans contained in these particulars.

In addition to the traditional complex adjacent to the house there is a further range of more modern buildings comprising:

Modern Shed 1 (9.39m x 20.1m)

Of steel portal frame construction under box profile roof with block walls and Yorkshire board side cladding. The building is used as a woodchip and log store and there is a single loose box.



Modern Store 2 (23.42m x11.51m)

Of steel portal frame construction under insulated box profile roof with block walls and concrete floor, up and over electric garage door and a mezzanine store area above.

Yard Area / Polly Tunnel

In addition to the buildings there is a large concrete yard area which includes various compost and store bunkers. There is a large poly tunnel (8.43m x 17.16m) with central concrete passage.

Former Farmhouse

Located at the bottom of the garden, is the ruin of the original farmhouse which is of stone construction under a partially dilapidated tin roof, with power and water on site. May offer opportunity for further development (subject to obtaining necessary consents).





The Land / Woodland at Lot 1 About 36.14 Ha (89.30 Acres)

The garden grounds, farmland and woodland within Lot 1 extends to about 36.14 Ha (89.30 Acres) in total, and forms an excellent mix of versatile pasture fields, areas of mature conifer and broadleaved woodland plantations, and river bank on the Rule Water. There are a number of enclosures of pasture which surround the house and buildings, with further enclosure bound to the east by the Rule Water.

All the pasture fields benefiting from stock proof fencing with some of the fences having been replaced in recent years and are served by private fed water troughs. The land and woodland areas within Lot 1 are accessed via a network of internal farm tracks which lead from the house and buildings or directly from public road which bounds the subjects to the west. There is an additional route of access via a third party owned road, which leads north from the adopted public road and to the west of the neighbouring property known as Billerwell, as shown on the sale plan between points A-B. The pasture fields have been classed as grade 3.2 and 4.1 by the James Hutton Institute and would be well suited to grazing by a small herd of sheep or could be used for equestrian purposes in conjunction with the modern buildings within Lot 1. The surrounding area benefits from an excellent number of riding routes which lead off the main road including the existing forestry roads leading from the west of the property. The woodland within Lot 1 provides a mix of mature and semi mature broadleaved and conifer trees, with the largest area of woodland comprising an area known as the Heron Wood which is partially bound to the southeast by the Rule Water.





Woodland - Lot 1

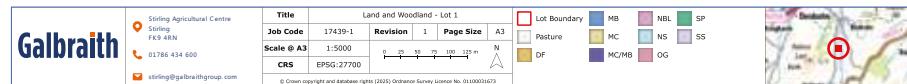
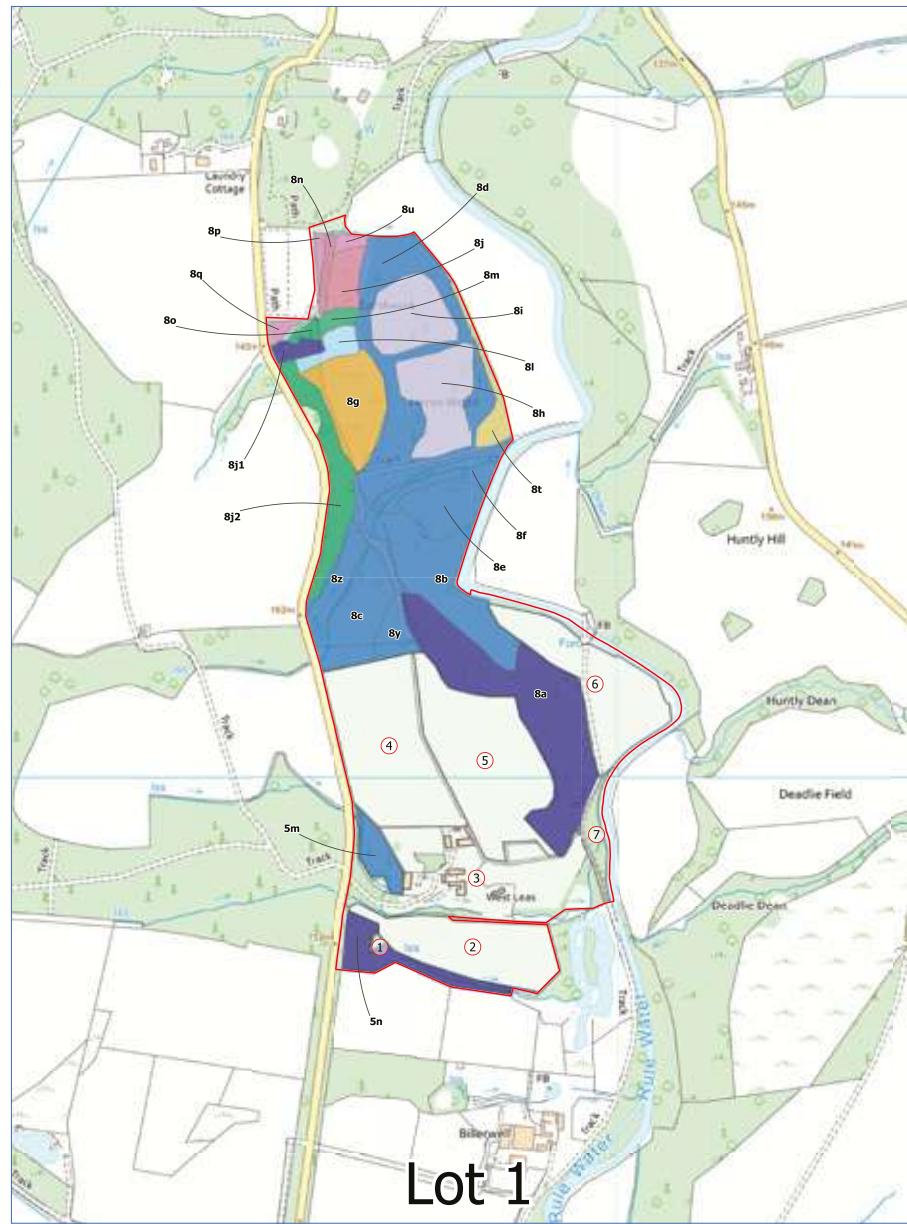
Sub compartment	Area (Hectares)	Area (Acres)	Species	Planting Year
5m	0.44	1.09	MB	1995
5n	0.79	1.95	MC/MB	2000
8a	3.31	8.18	MC/MB	1960
8b	1.84	4.55	MB	2005
8c	1.22	3.01	MB	2000
8d	3.04	7.51	MB	2000
8e	0.76	1.88	MB	2005
8f	0.51	1.26	MB	1800
8g	1.23	3.04	DF	2015
8h	1.32	3.26	SS	2000
8i	1.1	2.72	SS	2000
8j	0.4	0.99	OG	-
8j1	0.19	0.47	MC/MB	2010
8j2	1.07	2.64	SP	1965
8l	0.29	0.72	NS	2015
8m	0.15	0.37	SP	2015
8n	0.14	0.35	OG	-
8o	0.1	0.25	SP	2015
8p	0.1	0.25	NBL	2015
8q	0.1	0.25	NBL	2015
8t	0.36	0.89	MC	1950
8u	0.1	0.25	NBL	2015
8y	0.37	0.91	MB	2000
8z	0.55	1.36	MB	2000
Sub total	19.48	48.14		

Fields - Lot 1

Field Number	Area (Hectares)	Area (Acres)	Land Use
1	0.04	0.10	Woodland & Forestry
2	2.05	5.07	Ploughable pasture
3	3.7	9.14	Policy Land
4	3.32	8.20	Ploughable pasture
5	3.34	8.25	Ploughable pasture
6	2.23	5.51	Ploughable pasture
7	0.3	0.74	Woodland & Forestry
Subtotal	14.98	37.02	
Misc Land	1.68	4.15	
Total	36.14	89.30	

Abbreviation	Species
BE	Beech
BI	Birch
DF	Douglas Fir
MB	Mixed Broadleaves
MC	Mixed Conifer
MC/MB	Mixed Conifer & Mixed Broadleaves

Abbreviation	Species
NBL	Native Broadleaves
NS	Norway Spruce
OG	Open Ground
OK	Oak
SP	Scots Pine
SS	Sitka Spruce



Lot 2: About 118.42 Ha (292.62 Acres) of Woodland & Farmland

The woodland and farmland within Lot 2 extend to about 118.42 Ha (292.62 Acres) in total and is located to the west of the minor public road. There are several areas of pasture ground which have been classed as grade 4.1 by the James Hutton Institute and are located to the west of the public road, and enclosed to the south and west by the largest areas of woodland known as the West Leas Plantation and Gilboa Wood. The woodland areas comprise a mix of native broadleaved plantations and several larger areas of commercial Sika Spruce, Norway Spruce and Scots Pine compartments, which have been acquired or planted during the current owner's tenure. The woodland and farmland benefit from an excellent level of access via two separate forest roads, which lead west from the public road, thereafter there are a number of well maintained internal forest or farm tracks which provide access the majority of each compartment and pasture enclosures. The existing layout and scale of the woodland areas would offer the potential to expand a number of sporting, natural capital and environmental opportunities, and also yield timber income in future. The land and woodland are generally of an easterly aspect rising from its lowest point at 148m adjacent to public road to its highest point just below the summit of Rubers Law at around 400m above sea level.





Woodland - Lot 2

Sub compartment	Area (Hectares)	Area (Acres)	Species	Planting Year
3a	0.86	2.13	MC/MB	1950
3a1	1.06	2.62	MB	1975
3c	1.66	4.10	SS	1982
3d	0.15	0.37	MC/MB	1980
3e	1.4	3.46	BE	1964
3f	0.75	1.85	SS	1982
3g	0.28	0.69	SP	1975
3g1	0.57	1.41	MC/MB	1990
3h	1.16	2.87	SP	1960
3h1	0.11	0.27	MC/MB	1990
3i	1.03	2.55	SS	1980
3i1	0.12	0.30	MB	2001
3j	0.33	0.82	SS	2018
3k	1.5	3.71	MB	1990
3l	1.83	4.52	SP	2001
3m	0.7	1.73	SS	2000
3n	0.88	2.17	MC/MB	2001
3o	0.61	1.51	MC/MB	1960
3p	1.26	3.11	MC/MB	1960
3q	2.82	6.97	MB	1900
3r	0.69	1.70	MC	2019
3s	0.46	1.14	SS	1980
3t	0.33	0.82	MC	1955
3u	0.13	0.32	MB	1940
3v	0.54	1.33	SS	1980
3w	1.39	3.43	MB	2000
3x	0.2	0.49	MB	1980
3y	0.21	0.52	SS	1980
4a	3.24	8.01	SS	1986
4b	1.33	3.29	SP	1955
4c	1.63	4.03	MB	2001
4d	0.85	2.10	SS	1950
4e	2.83	6.99	SS	1986
4f	0.98	2.42	SS	1986
4g	0.46	1.14	SS	1983
4h	0.22	0.54	SS	1983
4i	0.74	1.83	SS	1986
4j	0.8	1.98	SS	1986
4k	1.84	4.55	SS	1983
4l	0.94	2.32	SS	1983
4m	0.38	0.94	MC	1980
4n	0.54	1.33	SP	1955
4o	0.86	2.13	SP	1950
4p	0.62	1.53	SP	1950
5a	1.67	4.13	SS	2000
5a1	0.21	0.52	MB	2014
5b	3.45	8.52	MC	2014
5b1	0.2	0.49	SS	1985
5c	7.14	17.64	MC	2014

Woodland - Lot 2

Sub compartment	Area (Hectares)	Area (Acres)	Species	Planting Year
5c1	0.18	0.44	MC/MB	1950
5d	2.63	6.50	SS	2016
5d1	0.17	0.42	NBL	2014
5e	1.06	2.62	NBL	2014
5e1	0.1	0.25	BI	1985
5f	0.43	1.06	MC	1985
5f1	0.2	0.49	MB	1992
5g	1.09	2.69	SS	2016
5g1	0.73	1.80	SS	1985
5h	2.2	5.44	MC/MB	1950
5i	1.26	3.11	SP	1960
5j	3.02	7.46	SS	1998
5k	1.99	4.92	SS	1987
5l	0.72	1.78	SS	1992
5p	0.53	1.31	OK	2002
5q	0.39	0.96	SP	1960
5r	1.97	4.87	NBL	2014
5s	1.61	3.98	SS	2015
5t	0.55	1.36	MC	2005
5u	0.66	1.63	NBL	2014
5v	0.55	1.36	NBL	2014
5w	0.48	1.19	OK	2002
5x	0.39	0.96	MC	2014
5y	0.35	0.86	OG	-
5z	0.23	0.57	MC/MB	2000
8k	0.43	1.06	MB	2000
10a	7.23	17.87	OG	-
10b	4.55	11.24	MC	2007
10c	0.14	0.35	NBL	-
10d	0.44	1.09	SP	1960
10e	0.97	2.40	NBL	2006
10f	0.41	1.01	OG	-
10g	0.19	0.47	MB	2007
10h	0.19	0.47	NBL	1950
Subtotal	92.00	227.33		

Fields - Lot 2

Field Number	Area (Hectares)	Area (Acres)	Land Use
8	0.82	2.03	Woodland & Forestry
9	5.62	13.89	Ploughable pasture
10	10.77	26.61	Pasture
11	0.2	0.49	Pasture
12	8.52	21.05	Ploughable pasture
Subtotal	25.93	64.07	
Misc Land	0.49	1.21	
Total	118.42	292.62	



Galbraith

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Lot 3: About 40.82 Ha (100.87 Acres) of Farmland and Woodland

The area forming Lot 3 at West Leas forms a single contiguous parcel of land and woodland separated from the main house and buildings by the Rule Water which bounds lot 3 subjects to the west. The land and woodland within Lot 3 extend to 40.82 Ha (100.87 Acres) and has been classed as grade 3.2 by the James Hutton Institute and provides an excellent mix of productive pasture and silage ground and several areas of mixed amenity woodland. The land within Lot 3 is accessed via field gates which lead from the minor public road which bounds the subjects to the east and leads south of the village of Bedrule. The land is of a southwesterly aspect rising from the Rule Water to 154m above sea level at its highest point on the northeastern boundary. The layout, location and position of the woodland and farmland areas close to the Rule Water provide a haven for wildlife.

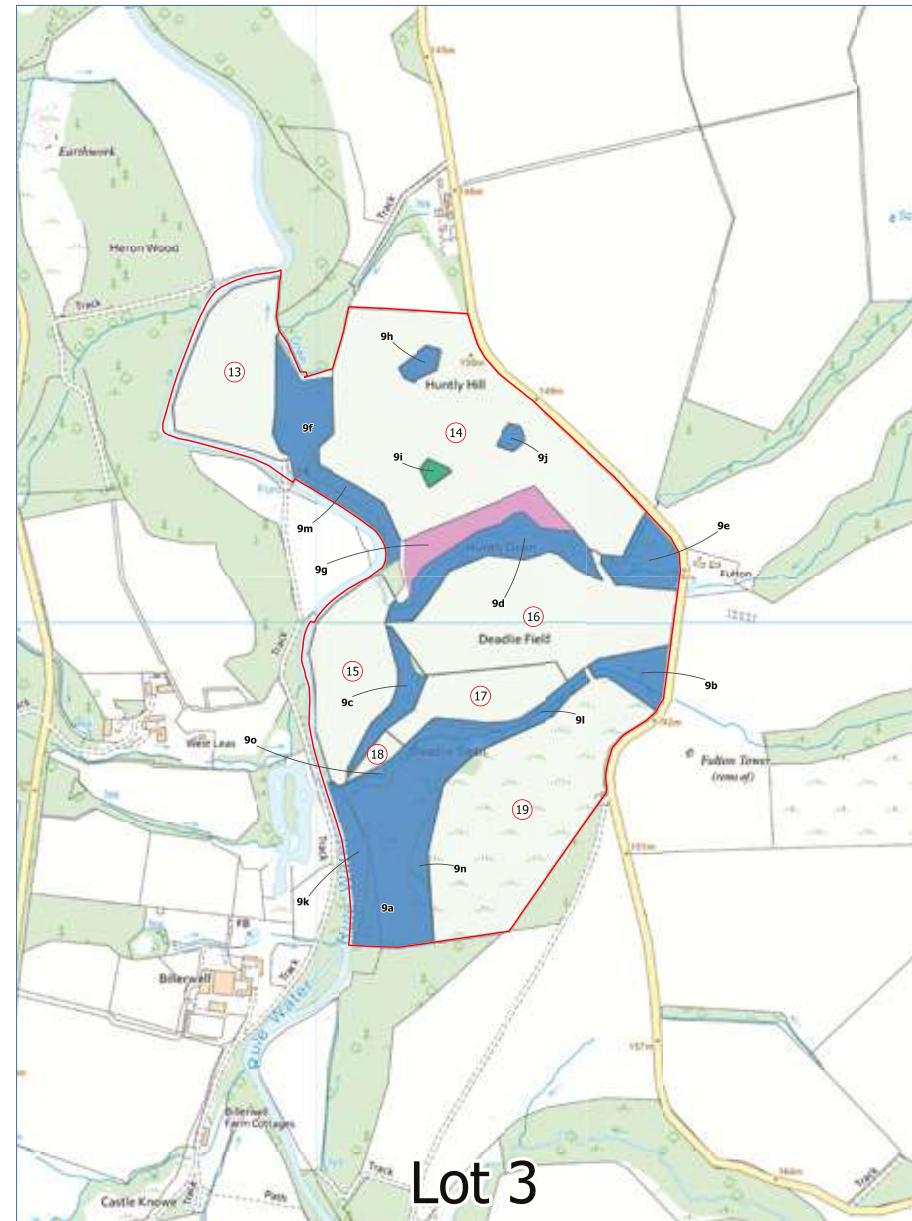


Woodland - Lot 3

Sub compartment	Area (Hectares)	Area (Acres)	Species	Planting Year
9a	3.12	7.71	MB	2000
9b	0.59	1.46	MB	2000
9c	0.55	1.36	MB	2004
9d	1.36	3.36	MB	1995
9e	0.75	1.85	MB	2000
9f	1.3	3.21	MB	2002
9g	0.96	2.37	NBL	2024
9h	0.19	0.47	MB	1930
9i	0.1	0.25	SP	1940
9j	0.11	0.27	MB	1900
9k	0.5	1.24	MB	2000
9l	0.42	1.04	MB	2000
9m	0.41	1.01	MB	2002
9n	0.23	0.57	MB	2000
9o	0.21	0.52	MB	2000
Sub total	10.80	26.69		

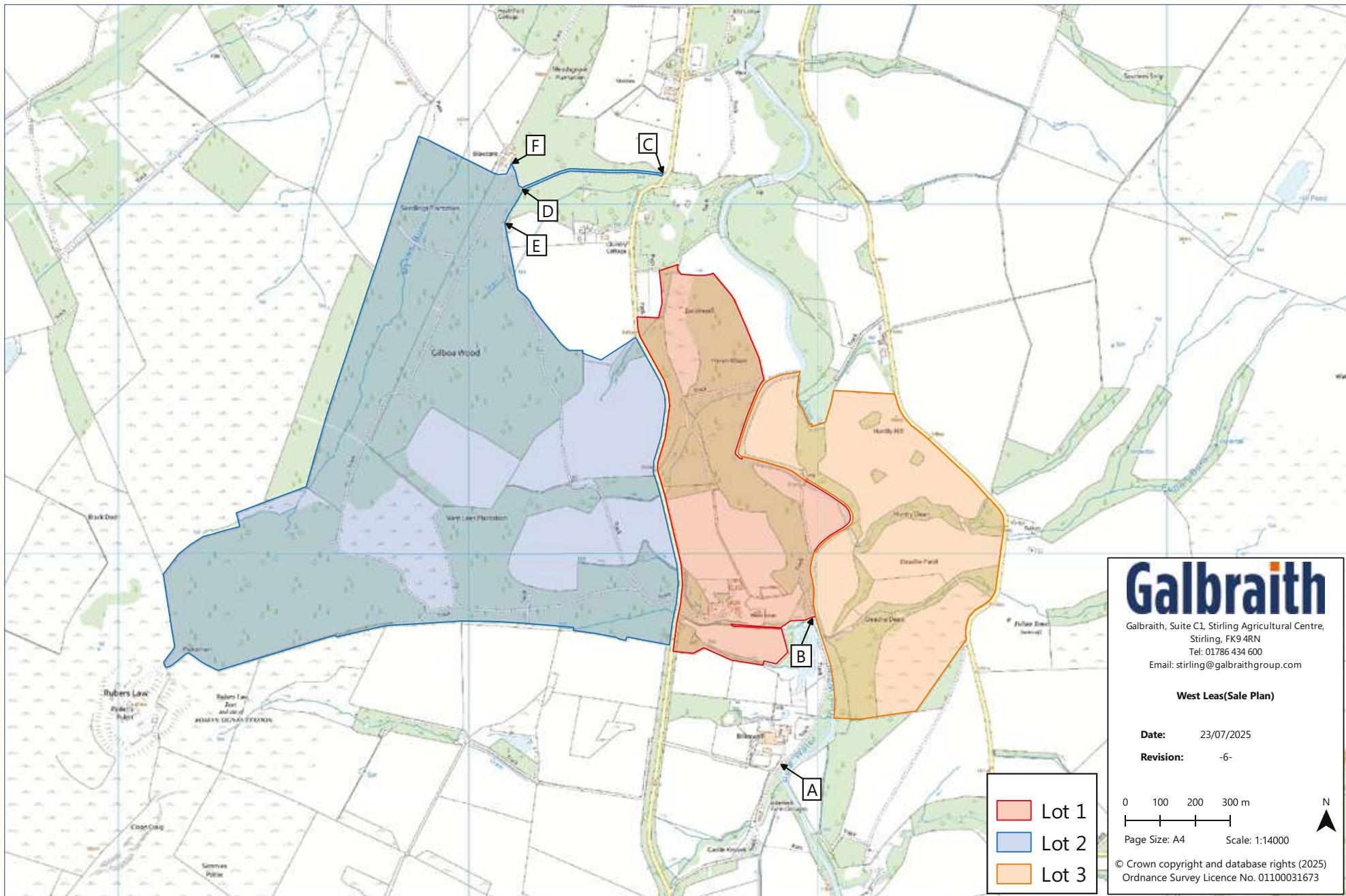
Fields - Lot 3

Field Number	Area (Hectares)	Area (Acres)	Land Use
13	2.92	7.22	Ploughable pasture
14	9.21	22.76	Ploughable pasture
15	2.58	6.38	Ploughable pasture
16	5.29	13.07	Ploughable pasture
17	1.58	3.90	Ploughable pasture
18	0.23	0.57	Pasture
19	6.68	16.51	Pasture
Subtotal	28.49	70.40	
Misc Land	1.53	3.78	
Total	40.82	100.87	
OVERALL TOTAL	195.38	482.79	



Galbraith

Stirling Agricultural Centre
Job Code 17439-1
Scale @ A3 1:5000
CRS EPSG:27700
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General Remarks and Information

Services, Council Tax and Energy Performance Certificate(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
West Leas House	Private Supply (Via Borehole)	Private Septic Tank	Mains (Single Phase)	Biomass*	Band C	C70

* There is a 55kW Non-Domestic Biomass Boiler has currently 8 years left of a 20-year RHI agreement. The income generated by the biomass boiler is in the order £7,000 - £8,000 per year. A purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Renewable Heat Incentive Contract for the remainder of the contract.

IACS

All the farmland is registered for IACS purposes, and the farm code is 778/0014

Nitrate Vulnerable Zone (NVZ)

The land at West Leas is not included within a Nitrate Vulnerable Zone.

Basic Payment Scheme Entitlements (BPSE) 2025

There are no Basic Payment Scheme Entitlements (BPSE) as they belong to the exiting grazing tenant. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management Requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme Entitlements (BPSE) 2025 for the remainder of the scheme year.

Forestry Grant Scheme

There is a Grey Squirrel Control Grant Scheme which has been entered into covering parts of Lot 1 and 2. The purchaser(s) will be responsible upon occupation of the subjects of sale to comply with all ongoing management requirements to meet the Grey Squirrel Control Grant Scheme as laid down under Forestry Grant Scheme Contract for the remainder of the scheme until 2025. For further details, please contact the selling agent.

Less-Favoured Area Support Scheme (LFASS)

All of the land at West Leas has been designated as being within a Less-Favoured Area.

Scottish Government Rural Payments and Inspections Directorate

Cotgreen Road, Tweedbank, Galashiels, TD1 3SG

Tel: 0300 2441400

SGRID.galashiels@gov.scot

Local Authority

Scottish Borders Council, Newtown, St Boswells, Melrose, TD6 0SA

Minerals

In so far as the mineral rights form part of the property title they are included within the sale.

Timber

All fallen and standing timber is included in the sale in so far as it is owned by the seller.

Sporting Rights

In so far as these rights form part of the property title they are included within the sale.

Historic & Environmental Designations

An area of land forming part of Lot 2 and located just below the summit of Rubers Law has been designated as a scheduled monument as part of the larger Rubers Law, Fort & Roman Signal Station. Further details available via Historic Environment Scotland website www.historicenvironment.scot

The Rule Water forms part of the wider River Tweed Designation Special Area of Conservation. Further details available via Nature Scotland Website: <https://sitelink.nature.scot/map>

Fixtures and Fittings

The stone Owel sculpture within garden ground is specifically excluded from the sale.

Items of garden machinery and equipment may be available by separate negotiation.

All other fixture and fittings within house excluding white goods are included in the sale. No other items are included unless mentioned in the sales particulars.

Deposit

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

Post Code

TD9 8TD

What3words

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1: <https://w3w.co/thatched.dolphins.sprint>

Lot 2: <https://w3w.co/icebergs.reset.appraised>

Lot 3: <https://w3w.co/milder.punctuate.materials>

Solicitors

Lindsay, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE

edinburgh@lindsay.co.uk T. 0131 229 1212

Viewing

Strictly by appointment with the Selling Agents.

Possession and Entry

The farmland is currently subject to an existing grazing agreement with a local farmer until end of December 2025. Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

Health & Safety

The property is an agricultural and forestry holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland, woodland areas and water courses.

Third Party Rights and Servitudes

The land forming Lot 1 benefits from additional access route via a third party owned road which leads north from the public road and to the west of the neighbouring property known as Billerwell, as shown as on the sale plan between points A-B.

The proprietors of Billerwell Farmhouse and Billerwell Cottages have rights to draw water from springs located within field 1 of Lot 1.

Access to Lot 2 via the northern access road is shared with proprietors of the property known as Blawearie and the owner of adjacent areas of woodland known as the Houlettes and Meadsgrave Plantations which lies either side of this access road. It is a condition sale that the owner of the woodland areas known as Houlettes and Meadsgrave Plantations will benefit from a new unrestricted right of access over the tracks between points C-D-E-F.

Lot 2 is subject to a right of way which follows the access road to the north of the property between points C-D-F

The proprietors of neighbouring properties known as Laundry Cottage, Wells Old Lodge, North Lodge and Gardeners Cottage currently exercise the right to draw water from a private water tank within field 10 of Lot 2. The water tank is fed from several springs on Ruberslaw. This supply also serves as back up private water supply to West Leas house and buildings and is the main water source for all of the field troughs within Lots 1, 2 & 3. There are several other properties which have rights to draw water from this tank, however it is believed they do not currently exercise these rights. The subjects at West Leas are sold together with, and subject to a title condition which states the owner of West Leas and their successors in title shall not be entitled to increase their consumption of water from the Wells Water System so as adversely to affect the water supply to the other authorised users thereof. Further details of the existing water supply are available from the selling agents.

In the event the property is sold in lots and if applicable deed of conditions will be drawn up governing all access, services, media, boundaries and maintenance. 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 Purchaser(s) will be deemed to have satisfied themselves in all respects thereof.

Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.



IMPORTANT NOTES: 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Brochure prepared July 2025 & Photographs taken in May 2025.



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