



Galbraith

**LAND AT BOWDEN**  
SCOTTISH BORDERS



# LAND AT BOWDEN, MELROSE, SCOTTISH BORDERS

A productive block of grazing land situated adjacent to the village of Bowden

Newtown St Boswells 1.5 miles ■ Melrose 4 miles ■ Edinburgh 40 miles

- Productive block of Grade 3.2 grazing ground
- Situated in a rural yet accessible location close to nearby settlements and amenities
- Forestry and woodland creation potential, subject to planting consents
- Potential to expand environmental interests through Natural Capital schemes
- Land with longer term development potential (subject to obtaining necessary consents)

About 10.24 Ha (25.30 Acres)

FOR SALE AS A WHOLE OR IN 2 LOTS

## Galbraith

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### SITUATION

Land at Bowden is situated in a rural yet accessible location to the south of the popular small settlement of Bowden, approximately 1.5 miles west of Newtown St Boswells and approximately 4 miles south of Melrose. The land is located within a short distance of both the A7 and A68 roads which lead to the Scottish and English border, as well as Edinburgh (40 miles).

The nearby village of Newtown St Boswells offers day to day amenities and is also home to St Boswells livestock mart. Melrose, Tweedbank, and Galashiels offer a wider range of retail and business facilities including supermarkets, industrial estates, hospital, and primary and secondary schooling. The nearest train station is Tweedbank, located approximately 4.5 miles from the land which provides excellent transport links to Edinburgh and the South.

The area is also renowned for its spectacular countryside and its many rural pursuits including hill walking, mountain biking, horse riding and the sporting opportunities afforded by local Estates and the River Tweed and its tributaries.

Traditionally this area of the Borders is known for its mixed farming units combining fertile land capable of producing excellent yields of a range of crops and extensive areas of pasture and grazing land well suited to the rearing of livestock.

### METHOD OF SALE

Land at Bowden is offered for sale as a whole or in 2 lots.



### DESCRIPTION

Land at Bowden comprises a productive block of grazing ground extending to approximately 10.24 Ha (25.30 Acres) in total. The land has been classified as Grade 3.2 by the James Hutton Institute and has been divided into two separate fields which are all well fenced and have water troughs. The land lies south of the village of Bowden and may present longer term development opportunities subject to obtaining necessary consents and holds a strategic position in terms of the future expansion of the village.

#### Lot 1: Land extending to approximately 5.32 Ha (13.15 Acres)

The land at Lot 1 is located south east of the village of Bowden and comprises a single enclosure extending to approximately 5.32 Ha (13.15 Acres) in total. The land rises from approximately 145m above sea level at its lowest point adjacent to the south east boundary to approximately 170m above sea level at the most northern point. Lot 1 is accessed via a field gate which leads from the B6398 public road

#### Lot 2: Land extending to approximately 4.92 Ha (12.16 Acres)

The land at Lot 2 is located south of the village of Bowden and comprises one enclosure of pasture ground extending to approximately 4.92 Ha (12.16 Acres). The land rises from approximately 152m above sea level at its lowest point towards the eastern corner to approximately 179m above sea level at its highest point near the north west corner of the enclosure. Lot 2 is accessed via a field gate onto the minor public road which leads south from the village of Bowden.



### CLAWBACK

The missives of sale will be subject to the Purchaser(s) granting a Clawback Agreement in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the subjects, being obtained subsequent from the date of entry for a period of 30 years, which said obligations shall be secured via a Standard Security.

### MINERALS

The mineral rights are included in the sale in so far as they are owned by the Seller.

### 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.

### FIXTURES AND FITTINGS

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.

### POSSESSION AND ENTRY

The land at Bowden is currently let on as seasonal basis until November 2025. Further details are available from the selling agents. Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s).

### THIRD PARTY RIGHTS AND SERVITUDES

The Sellers benefit from a prescriptive right of access over that part of the private access track which splits Lots 1 and 2 lying between the field gates.

Lot 1 is subject to new servitude rights in favour of a landowner to the north of the village to install a new water pipe along the northern perimeter of the field. In the event a new water pipe is installed, the purchaser of Lot 1, will also benefit from rights to make a connection to new water pipe. Further details are available from the selling agents.

### HISTORIC & ENVIROMENTAL DESIGNATIONS

The land has been designated as a National Scenic Area. More information can be found on the Nature Scotland Website <https://sitelink.nature.scot/site/9124>

Lot 2 has been designated as a Conservation Area. More information can be found on the Scottish Borders Council Website <https://www.scotborders.gov.uk/directory-record/25979/bowden>

### SOLICITORS

Murray Beith Murray LLP  
3 Glenfinlas Street  
Edinburgh  
EH3 6AQ  
T-0131 225 1200

### LOCAL AUTHORITY

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



### SGRPID

Scottish Government Agriculture and Rural Economy  
Cotgreen Road  
Tweedbank  
Galashiels  
TD1 3SG  
T: 0300 2441400 E: [SGRPID.galashiels@gov.scot](mailto:SGRPID.galashiels@gov.scot)

### IACS

All the farmland is registered for IACS purposes.

### NITRATE VULNERABLE ZONE (NVZ)

The Land at Bowden is included within a Nitrate Vulnerable Zone.

### BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE)

Any payments relating to the 2025 scheme year will be retained by the Seller. 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 (BPS) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser to transfer the right to receive Basic Payment Scheme (BPS) Entitlements in addition to the heritable property and by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

INGOING VALUATION

The Purchaser(s) of Land at Bowden shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

- 1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
- 2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
- 3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the Purchaser shall pay to the Seller such a sum as Selling Agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

WHAT3WORDS

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

Lot 1: <https://what3words.com/rationed.muffin.knees>  
Lot 2: <https://what3words.com/situation.riverboat.toolbar>

VIEWING

Strictly by appointment with the Selling Agents.

HEALTH & SAFETY

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

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.

FINANCE

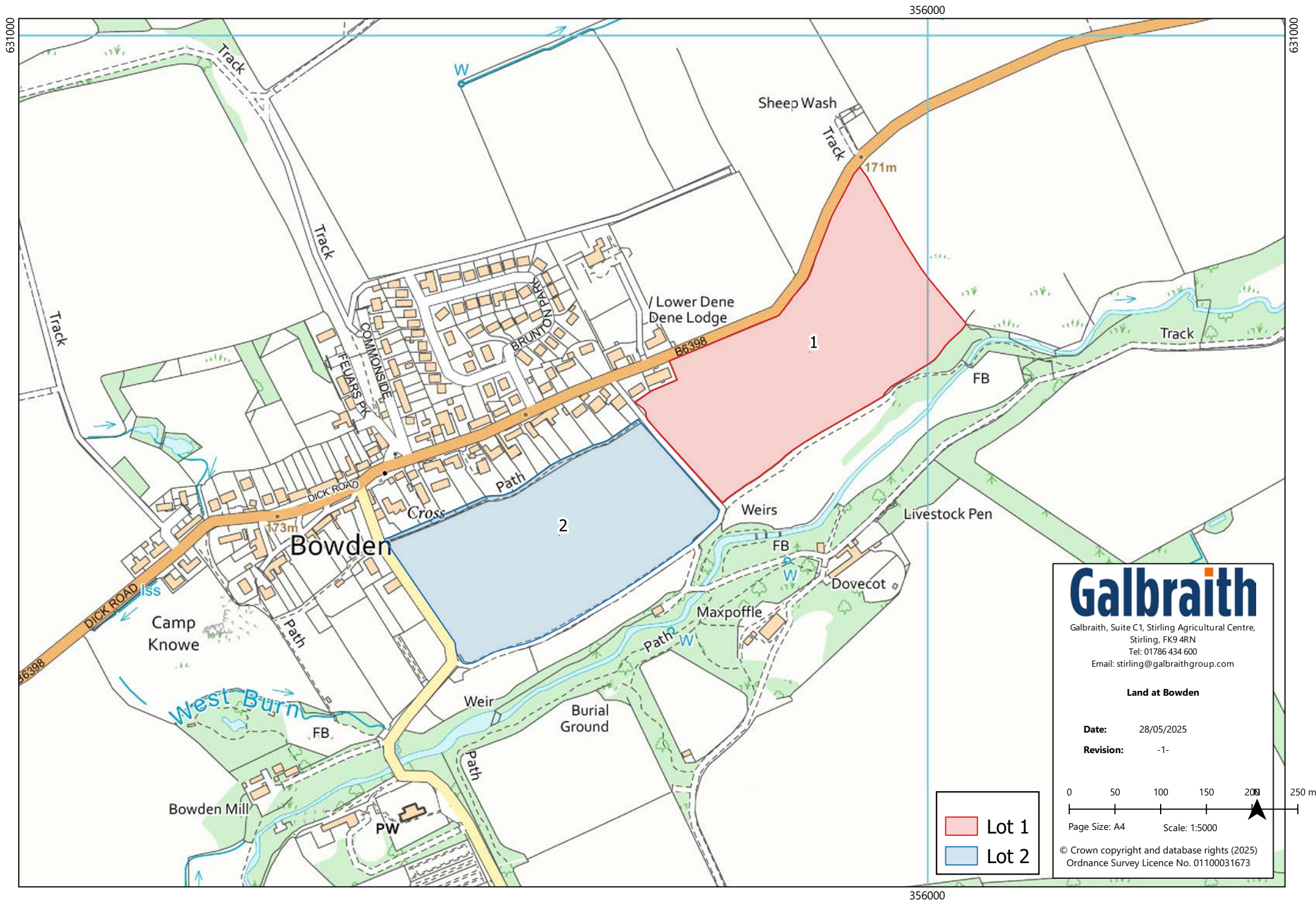
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm 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. Photographs taken in September 2024.

LAND AT BOWDEN, BOWDEN, MELROSE, SCOTTISH BORDERS							
	Area		BPS Region	PASTURE GROUND		Other	
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)
Lot 1							
1	5.32	13.15	1	5.32	13.15		
Sub Total	5.32	13.15		5.32	13.15		
Lot 2							
2	4.87	12.03	1	4.87	12.03		
Misc	0.05	0.12				0.05	0.12
Sub Total	4.92	12.16		4.87	12.03	0.05	0.12
TOTAL	10.24	25.30		10.19	25.18	0.05	0.12









**Galbraith**

Lot 2