

LAND AT BLACK MOUNT BY HOWGATE, MIDLOTHIAN

LAND AT BLACK MOUNT, BY HOWGATE, MIDLOTHIAN

An extensive and productive area of farmland within Midlothian

Howgate 2 miles ■ Penicuik 3.5 miles ■ Edinburgh 12.5 miles

- An excellent mix of grade 3, 4 & 5 arable, pasture ground, grazing land and amenity woodland
- Located in a rural yet accessible location with good links to surrounding settlements
- Excellent level of access onto adjacent public roads with links to Edinburgh City By-Pass
- Opportunities for commercial and native woodland creation schemes (subject to obtaining necessary planting consents)
- Areas of peatland and broadleaved woodland providing a haven for wildlife
- Land offering potential to expand sporting, natural capital and environmental interests

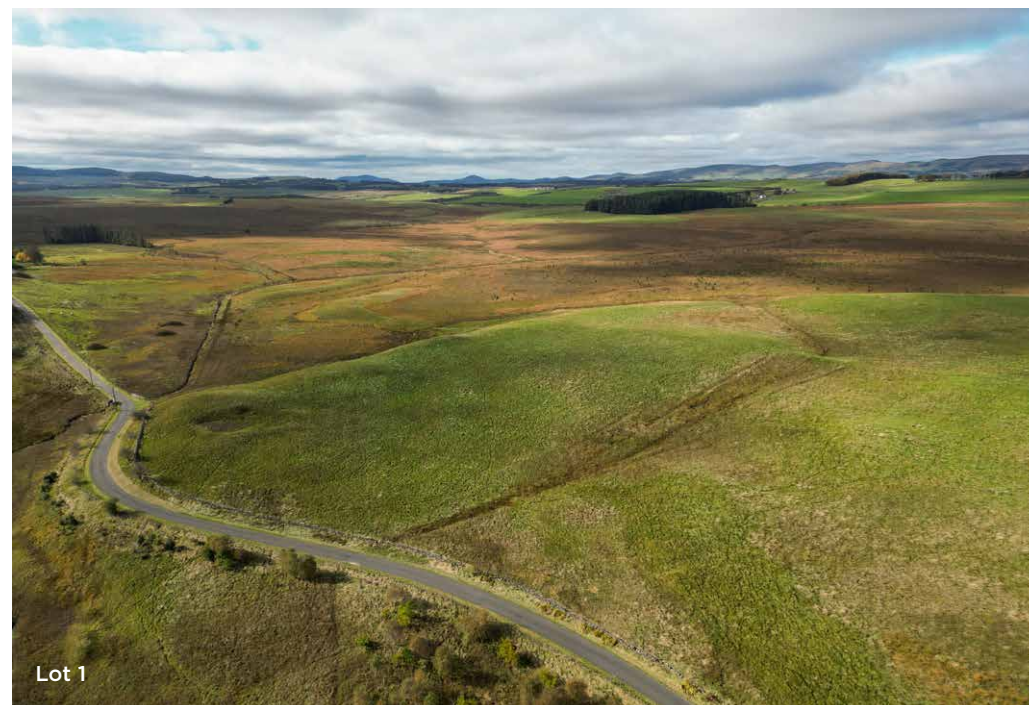
About 346.32 Ha (855.76 Acres)

FOR SALE AS A WHOLE OR IN 4 LOTS

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

The Land at Black Mount is situated in a scenic and accessible rural location within Midlothian, close to the settlement of Howgate and 3.5 miles to the southeast of the popular town of Penicuik. The land benefits from direct access onto adjacent public roads and is only 7.5 miles south of the Edinburgh City Bypass, offering excellent transport links to both the north and south of the country. Penicuik provides a range of day-to-day amenities including a variety of retail and business services, and primary and secondary schools. The large retail and industrial park at Straiton, which is located about 7 miles to the north, offers a wide selection of services and major retailers including IKEA and Costco.

The nearby train station at Gorebridge, around 7 miles from the property, provides fast rail connections to Edinburgh and beyond. The City of Edinburgh offers a broader range of services, including financial centres, retail and business facilities, and regular mainline railway connections, international airport services are available from Edinburgh Airport.

This part of Midlothian is renowned for its high-quality mixed farming units, and the Land at Black Mount offers a mix of fertile soils capable of producing good yields across a variety of arable crops and areas of pasture and grazing land well suited to the rearing of livestock. The area is well

served by a range of agricultural merchants and suppliers, with several agricultural contractors available to provide additional farming resources if required. The excellent road network provides easy access to a number of livestock markets located in Lanark, Stirling and St Boswells offering a choice of outlets for livestock purchases and sales.

DESCRIPTION

The Land at Black Mount offers a versatile block of mixed arable and livestock farmland extending to approximately 346.32 Ha (855.76 Acres) in total and is located within a highly accessible location within rural Midlothian. The land is split into four separate blocks by the B6372 and the minor public road which leads south from the A6094 and Rosslynlee Trout Fishery, and comprises a productive mix of arable, pasture and grazing ground with a number of areas of woodland providing shelter and amenity to the holding. The land benefits from direct access onto adjacent public roads, which link onto the A701 to the west or the A7 to the east. The land has been principally classified as Grade 4 and 5 by The James Hutton Institute with some smaller areas of Grade 3 and is of a varying aspect rising overall from 253m to 280m above sea level. The arable land has historically been farmed on a mixed arable operation, with cereals and temporary grass all grown as part of the rotation.



METHOD OF SALE

The Land at Black Mount is offered for sale as a whole or in 4 lots.

LOT 1: ABOUT 223.61 HA (552.55 ACRES)

The land within Lot 1 comprises a contiguous area of arable, pasture and grazing land which extends in total to about 223.61 Ha (552.55 Acres) and is bound to the north by the B6372 and to the east by a minor public road which leads to the small hamlet of Cockmuir. The land comprises a productive mix of arable and silage ground with a large area of grazing ground located to the southwest of holding which forms part of the Mount Lothian Moss and has been designated as an area of peatland. The land has been classified by the James Hutton Institute as mix of Grade 3.2, 4.1, 4.2 and 5.3 with some areas of the grazing land forming class 3, 4, and 5 peatlands. The land within Lot 1 is varying aspect rising overall from 261m on the southern boundary to 280m above sea level at its highest point on the northwest boundary. The more productive enclosures are all laid out in a good size, well suited to use by modern machinery and can be accessed directly from the adjacent public road or via internal farm tracks. The majority of the grazing fields benefitting from access to natural source water supplies. The land benefits from small areas of conifer and broadleaved woodland providing shelter and amenity to the holding. Please note an area of conifer woodland has recently been clear-felled, all the felled timber will be retained by the seller.



LOT 2: ABOUT 57.27 HA (142.66 ACRES)

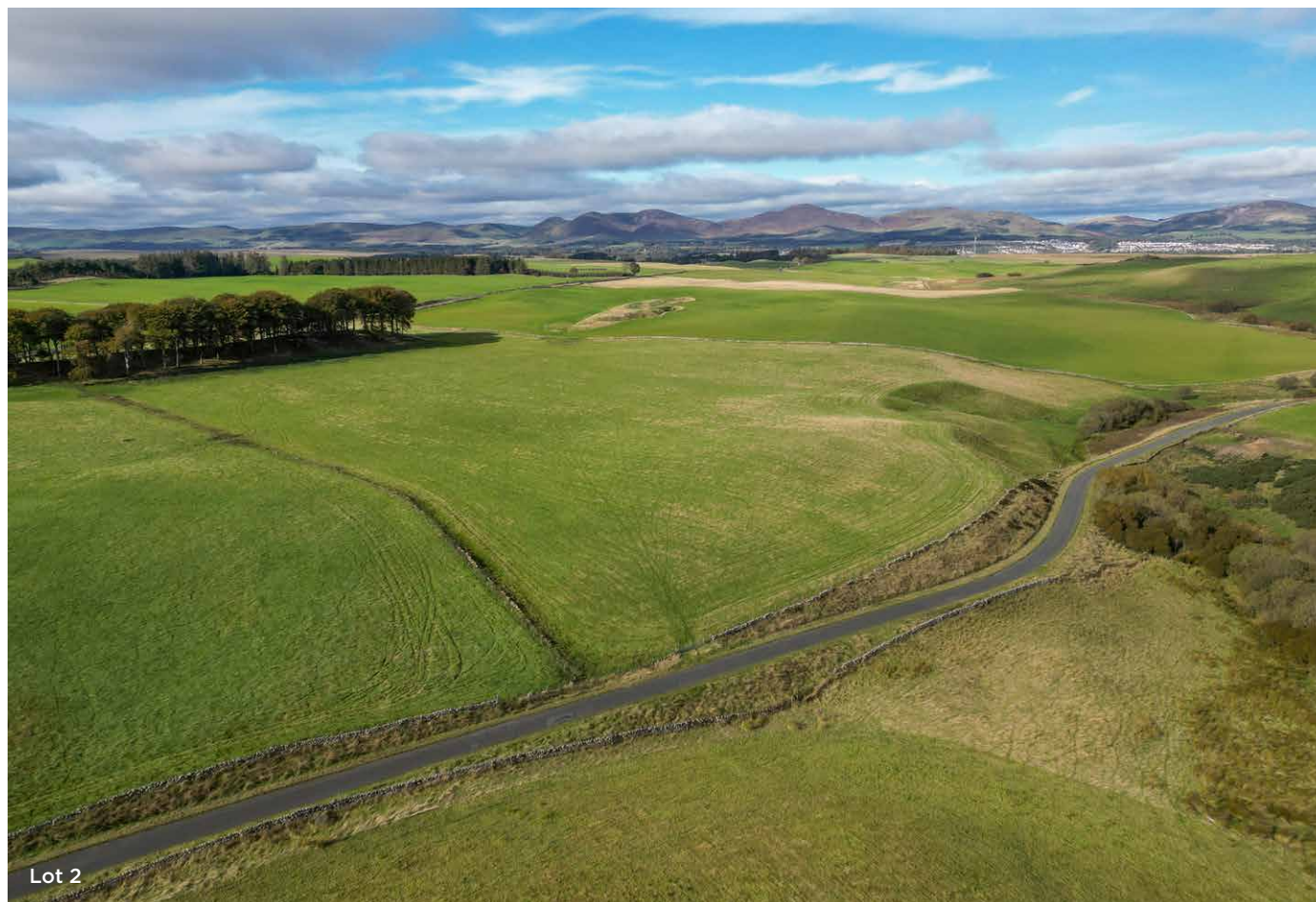
The land within Lot 2 comprises a productive block of farmland which extends in total to about 57.27 Ha (142.66 Acres) and is located to the northeast of the B6372 and is bound to the east by the minor public road which leads to Rosslynlee Trout Fishery and the A6094. The land predominantly comprises a productive mix of arable and silage ground with smaller areas of pasture and broadleaved woodland. The land is generally of a southeasterly aspect and rises from 253m on the northeastern boundary to 273m above sea level at its highest point adjacent to public road. The land has been classified by The James Hutton Institute as a mix of grade 3.2, 4.1, and 4.2 and the enclosures are all laid out in a good size and well suited to use of modern machinery with direct access available from the B6372 public road. The grazing fields benefitting from access to natural source water supplies.

LOT 3: ABOUT 39.39 HA (97.33 ACRES)

The land within Lot 3 extends in total to about 39.39 Ha (97.33 Acres) and is located to the south of the B6372 and is bound to the west by a minor public road which leads to the small hamlet of Cockmuir. The land comprises a mix of arable, silage and grazing ground with a small area of peatland. The land is enclosed on the northern boundary by an area of conifer and broadleaved woodland. Please note an area of conifer woodland has recently been clear-felled and all felled timber is to be retained by the seller. The land is generally of an easterly aspect, rising from 256m on the eastern boundary to 271m above sea level at its highest point adjacent to the public road. The land has been classified by The James Hutton Institute as Grade 4.1, 4.2 and 5.3 and all of the enclosures benefit from direct access onto the adjacent minor public road and have access to natural source water supplies.

LOT 4: ABOUT 25.58 HA (63.22 ACRES)

The land within Lot 4 extends in total to about 25.58 Ha (63.22 Acres) and is located to the north of the B6372 and is bound to the west by the minor public road which leads to Rosslynlee Trout Fishery and the A6094. The land comprises a productive mix of arable and silage ground with an area of grazing ground. The land is of varying aspect rising from 253m above sea level on the northern boundary adjacent to a burn to 262m above sea level on the southeastern boundary. The land has been classified by The James Hutton Institute as Grade 3.2 and 4.2 with two smaller areas of 4.1 and 5.2. The enclosures all benefit from access to natural source water supplies. Located within an area to the north of the subjects, the sellers have submitted a planning application for prior approval for the erection of an agricultural building. The application is currently under consideration and further information is available via Midlothian Council's Planning Department (Ref: 25/00461/PNAG). The sellers are in the process of obtaining SEPA approval for the infill of about 100 tonnes of topsoil from out with the subjects of sale, as part of the ground works connected to the proposed agricultural building site within Lot 4.





FORESTRY GRANT SCHEME / RE-STOCK PLANTING OBLIGATIONS / TIMBER RIGHTS

The sellers have entered a Forestry Grant Scheme (FGS) under the Woodland Improvement Grant (WIG), which was formally accepted on 10th January 2017, with works claimed for the 2016 planting season. The WIG covers about 1.16 Ha of enclosures 5 and 8 of Lot 1 and about 0.49 Ha of enclosure 26 of Lot 3. The purchaser(s) will be responsible upon occupation of the subjects of sale to fully comply with all ongoing management requirements to maintain the woodland as laid down under Forestry Grant Scheme Contract for the remainder of the scheme. For further details, please contact the selling agent.

The sale of Lot 1 and Lot 3 will be subject to replanting obligations in respect of about 8.44Ha of woodland which forms part of enclosures 5, 7, 8 and 26, which have been clear-felled in 2025. Please note all felled timber is excluded from the sale and will be retained by the seller. The purchaser(s) will be responsible upon occupation of the subjects of sale to fully comply with the existing re-stock obligations in respect of clear-felled areas of woodland and any subsequent ongoing management requirements to maintain the woodland as laid down under existing felling licences. For further details and a copy of the felling licences, please contact the selling agent. All remaining standing timber is included in the sale as so far as it is owned by the seller.

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The Land at Black Mount is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME ENTITLEMENTS (BPSE)

There are no Basic Payment Scheme Entitlements available with the Land at Black Mount.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Midlothian Council, Midlothian House, 40-60 Buccleuch Street, Dalkeith, EH22 1DN

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

GALASHIELS
Cotgreen Road
Tweedbank
Galashiels
TD1 3SG
Tel: 0300 2441400
SGRPID.galashiels@gov.scot



Lot 3



Lot 3



Lot 4

INGOING VALUATION

The purchaser(s) of Land at Black Mount 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.

VIEWING

Strictly by appointment with the Selling Agents.

POST CODE

EH26 8QQ

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/tapes.precluded.serenade>

Lot 2: <https://what3words.com/parsnip.burying.sometimes>

Lot 3: <https://what3words.com/dated.grant.fuzz>

Lot 4: <https://what3words.com/jiggle.former.uppermost>

HEALTH & SAFETY

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

SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE

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.

MINERALS

The mineral rights are included in the sale insofar as they form part of the title. The property includes a number of historic quarries, and whilst there is evidence of past quarry and mining workings within the local vicinity including number of historic limestone quarries within the subject of sale, there are currently no active mining or quarrying operations within the holding.

SPORTING RIGHTS

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

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the Seller and the Purchaser(s), subject to the following;

The sale of the land within Lot 1 is subject to an existing grazing and cropping licence in favour of a local farmer in respect of fields 4, 6 and 12 which are due to expire on the 31st May 2026.

The sale of the land within Lot 2 is subject to an existing grazing and cropping licence in favour of a local farmer in respect of fields 16, 17 and 18 which are due to expire on the 31st May 2026

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.

THIRD PARTY RIGHTS AND SERVITUDES

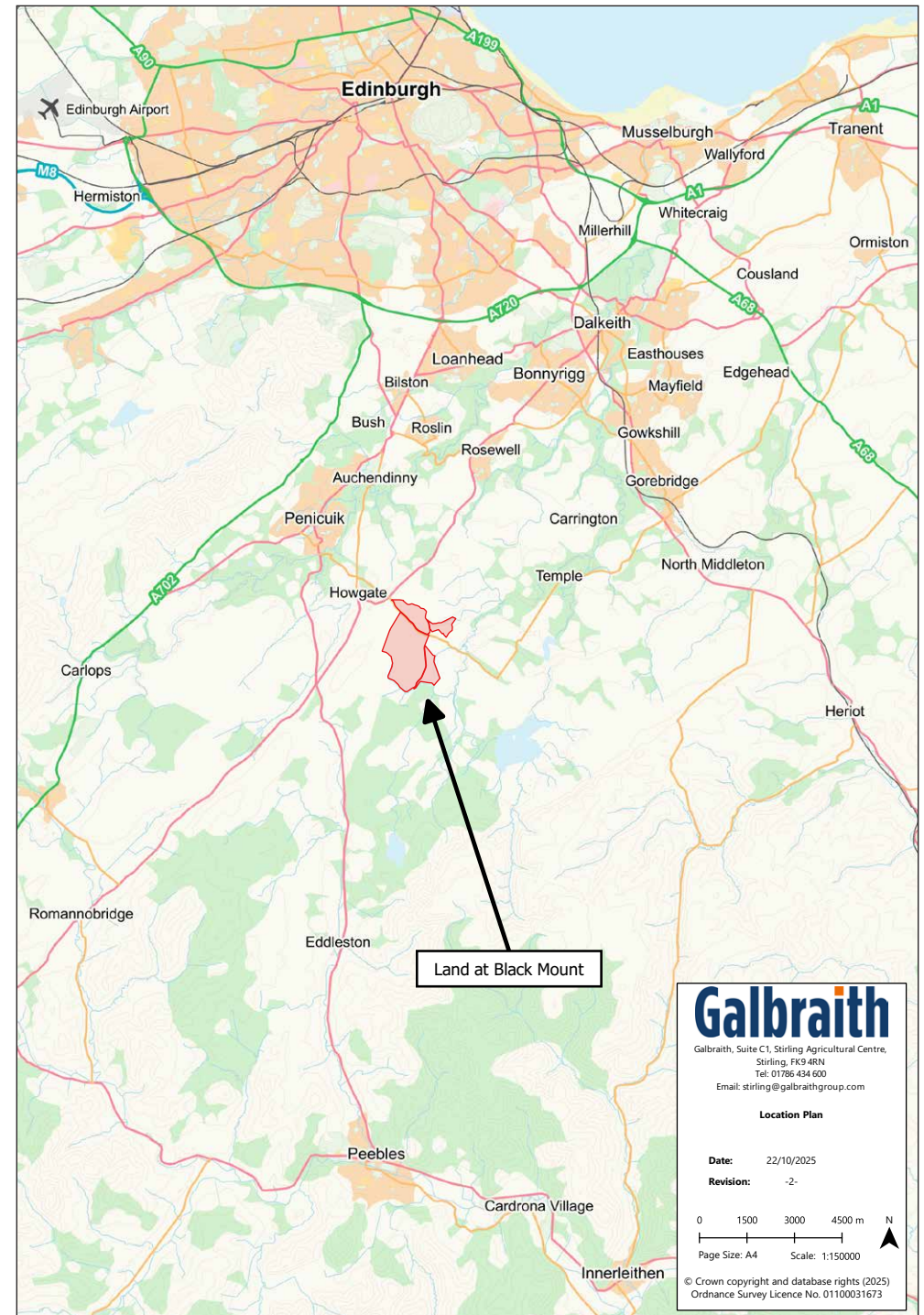
Lot 1 - The proprietors of Mount Lothian Farm, Mayfield Cottage, Mount Lothian Cottages 1 and 2 benefit from all necessary rights to draw water from the water tank situated within field 2.

Lot 2 - The proprietors of Mayfield Cottage benefit from all necessary rights to install a new septic tank within field 21. The proprietors of Mount Lothian Cottages 1 and 2 benefit from all necessary rights in relation to their septic tank located within field 21.

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 as satisfied themselves in respect 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 Agents.



Land at Black Mount, by Howgate, Penicuik, Midlothian

	Area		BPS Region	SILAGE/ARABLE		GRAZING		RGR		WOODLAND		Other	
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)			(Ha)	(Acre)	(Ha)	(Acre)
Lot 1													
1	0.42	1.03	N/A							0.42	1.03		
2	6.88	16.99	1	6.08	15.03			0.79	1.96				
3	14.69	36.29	1	10.55	26.08			4.13	10.21				
4	18.79	46.44	1	18.73	46.28			0.06	0.16				
5	5.75	14.20	N/A							5.75	14.20		
6	9.77	24.14	1	7.92	19.56			1.70	4.21			0.15	0.37
7	3.15	7.78	N/A							3.15	7.78		
8	1.19	2.94	N/A							1.19	2.94		
9	22.03	54.43	1	18.22	45.02	3.81	9.41						
10	2.94	7.26	1	2.94	7.26								
11	8.34	20.62	1	7.21	17.81	1.14	2.81						
12	47.83	118.19	2					47.52	117.42			0.31	0.77
13	30.14	74.48	2					30.14	74.48				
14	23.36	57.73	2					23.36	57.73				
15	28.34	70.03	2					28.34	70.03				
TOTAL	223.61	552.55		71.65	177.04	4.95	12.22	136.06	336.20	10.50	25.95	0.46	1.14
Lot 2													
16	9.62	23.78	1	8.71	21.52			0.91	2.26				
17	10.82	26.73	1	9.95	24.58			0.87	2.15				
18	19.83	48.99	1	17.23	42.58			2.59	6.41				
19	9.81	24.25	1	9.04	22.35			0.77	1.90				
20	0.98	2.43	N/A							0.98	2.43		
21	6.20	15.33	1	5.94	14.67			0.27	0.66				
MISC	0.47	1.15										0.47	1.15
TOTAL	57.73	142.66		50.87	125.70	0.00	0.00	5.41	13.38	0.98	2.43	0.47	1.15
Lot 3													
22	1.47	3.64	2					1.35	3.33			0.13	0.31
23	12.14	30.01	1	8.71	21.52			3.38	8.36			0.05	0.13
24	7.18	17.75	2					7.03	17.37			0.15	0.38
25	15.96	39.43	1	12.16	30.05			3.80	9.38				
26	2.11	5.22	N/A							2.11	5.22		
27	0.51	1.27	N/A							0.51	1.27		
MISC	0.00	0.01										0.00	0.01
TOTAL	39.39	97.33		20.87	51.57	0.00	0.00	15.56	38.44	2.63	6.49	0.34	0.83
Lot 4													
28	6.48	16.00	1	6.39	15.80			0.08	0.20				
29	0.53	1.32	2					0.53	1.32				
30	2.13	5.27	2					2.13	5.27				
31	10.00	24.72	1	8.25	20.38			1.70	4.21			0.05	0.13
32	6.44	15.91	1			5.68	14.03	0.76	1.88				
TOTAL	25.58	63.22		14.64	36.18	5.68	14.03	5.21	12.88	0.00	0.00	0.05	0.13
TOTAL													
TOTAL	346.32	855.76		158.03	390.49	10.62	26.25	162.24	400.90	14.11	34.87	1.32	3.25

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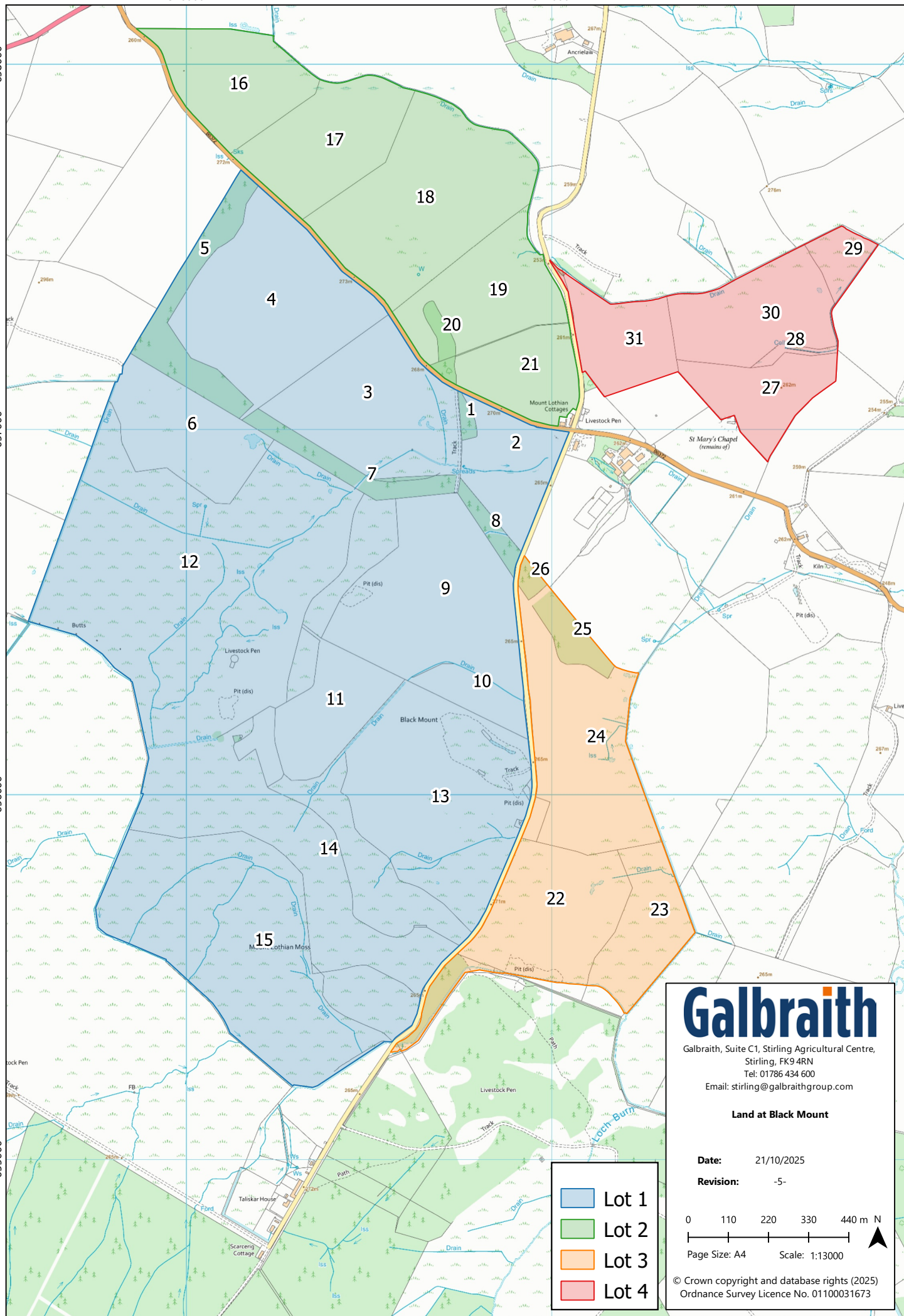
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Galbraith

Galbraith, Suite C1, Stirling Agricultural Centre,
Stirling, FK9 4RN
Tel: 01786 434 600
Email: stirling@galbraithgroup.com

Land at Black Mount

Date: 21/10/2025

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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 October 2025.