

Galbraith

KERFIELD FARM

INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDERS





KERFIELD FARM, INNERLEITHEN ROAD, PEEBLES, SCOTTISH BORDERS

Rare opportunity to purchase a farm on the edge of Peebles

Peebles 0.5 mile ■ Innerleithen 6.1 miles ■ Edinburgh 23 miles

- A modern 4-bedroom farmhouse (Tweeddale) with large garden and stunning views
- Large modern shed with yard areas
- Productive area of 3.2 arable and pasture ground
- Well suited for use as small holding or equestrian and other business uses (subject to obtaining necessary contents)
- Situated in a stunning rural location with 1200m of frontage on the River Tweed

About 17.15 Ha (42.38 Acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com



SITUATION

Kerfield Farm presents a rare opportunity to purchase a versatile small farming unit bordering the River Tweed and on the edge of the popular and historic rural town of Peebles. The Royal Burgh of Peebles is renowned for its close knit community with numerous clubs and societies, and the town benefits from a bustling high street offering a broad selection of independent shops, professional services, supermarkets, restaurants, sports facilities, theatre, banks, health centre and dentist. There are three local primary schools and a highly regarded secondary school, Peebles High.

The historic county of Peeblesshire within the Scottish Borders is known for incredible scenery with a mix of rolling hills, productive farmland and extensive area of forestry and woodland. Its accessibility to larger settlements of central Scotland make it the perfect area for outdoor activities including golf, mountain biking, hill walking, horse riding, shooting and fishing.

The River Tweed is one of the most prolific salmon rivers in Scotland and there are a number of golf courses at Peebles, Cardona and Innerleithen. Peebles Hydro, Stobo Castle Hotel and the Cardona Hotel all offer excellent leisure facilities and Glentress Forest is a fabulous facility for mountain bikers.

The property is excellently placed for commuters with Edinburgh only 23 miles to the north and Glasgow 53 miles to the west, there are regular bus services from Peebles to the centre of Edinburgh and the nearest train station is less than a 30 minute drive away to the east in the town of Galashiels. Both Edinburgh and Glasgow airports operate domestic and international flights daily, providing an abundance of travel options.

HISTORY

Kerfield Farm has been in the seller's ownership since 1998, the farm has been run as a successful livestock unit. Producing several prize-winning tups, from a flock of pedigree Scottish Blackface Sheep along with two separate flocks of pedigree Texel and pedigree Beltex Sheep. More recently the farm has bred renowned Border Collies or as they are more commonly known Tweeddale Sheep Dogs which have been sold all around the world.

DESCRIPTION

The farmhouse is a modern villa that sits in an elevated position with views over the surrounding countryside and the River Tweed, extending to roughly 42 acres in total. Completed in 2021, the property has spacious accommodation over 2 & ½ levels and is of block and rendered construction under a tiled roof. Through the front door you are greeted with an entrance vestibule, with storage for shoes and jackets, large hallway with the stairs to the first floor on your right and a flexible space to the left that could be used as an additional sitting room or office. The ground floor features stunning wooden flooring with underfloor heating throughout, a large kitchen/dining area and separate utility room.

There is a seating area off the kitchen benefitting from the privacy of a sliding door and patio doors to the right taking you out to the garden area. Up the stairs to the second floor there is a sizeable living room, perfect for entertaining, featuring an incredible balcony area and modern log burner. Continuing up a small flight of stairs there are two well sized bedrooms, family bathroom and the master bedroom with an en-suite. The property benefits from an adjoining garage which leads directly into the utility room on the ground floor.

METHOD OF SALE

Kerfield Farm is offered for sale as a whole.

Accommodation

Ground Floor: Entrance vestibule, bedroom 4/office, shower room, kitchen/dining room, garden room, utility room

First Floor: Sitting room

Second Floor: Master bedroom with en-suite, two further bedrooms, family bathroom





Garden

The property has an immaculate area of garden ground which surrounds the house and has been kept to an excellent standard. It features a large outdoor patio area, several flower beds and is enclosed by a secure wooden fence. The garden has a steep slope to the back with a paved path leading you round the property.

Farm Buildings

Kerfield Farm is well equipped with a modern shed extending to approximately 400m½ and accessed via a wide driveway and large yard area.

The Land

The farmland at Kerfield extends to approximately 17.15 Ha (42.38 Acres) in total including roads, yards and buildings and is situated in a contiguous block which is all down to grass and is bound to the south by The River Tweed and row of mature trees which provides a stunning border to the farm. The land comprises a productive area of arable and grassland which has been utilised for grazing of livestock and for hay and silage. The land was reseeded in 2019 as part of ongoing efforts to maintain the grass sward the ground, and the land has been classified as Grade 3.2 by the James Hutton Institute. There is an area of amenity woodland with number of fine specimen trees that have been designated with tree protection orders.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Tweeddale	Mains	Private	Mains	Air Source	Band G	Freehold	Band B82

ADDITIONAL INCOME

The farm has historically provided temporary space for camping and car parking while major mountain bike races take place locally, which have nearby an additional source of income.

IACS

All the farmland is registered for IACS purposes.

NITRATE VULNERABLE ZONE (NVZ)

The land at Kerfield Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2025

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 Entitlements (BPSE) 2025 for the remainder of the scheme year.

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

LOCAL AUTHORITY

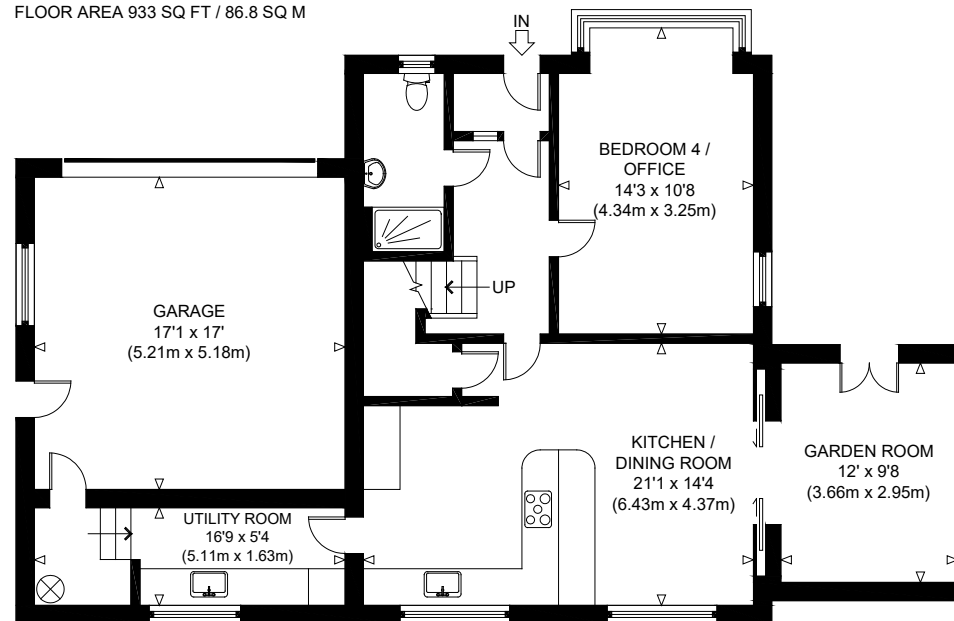
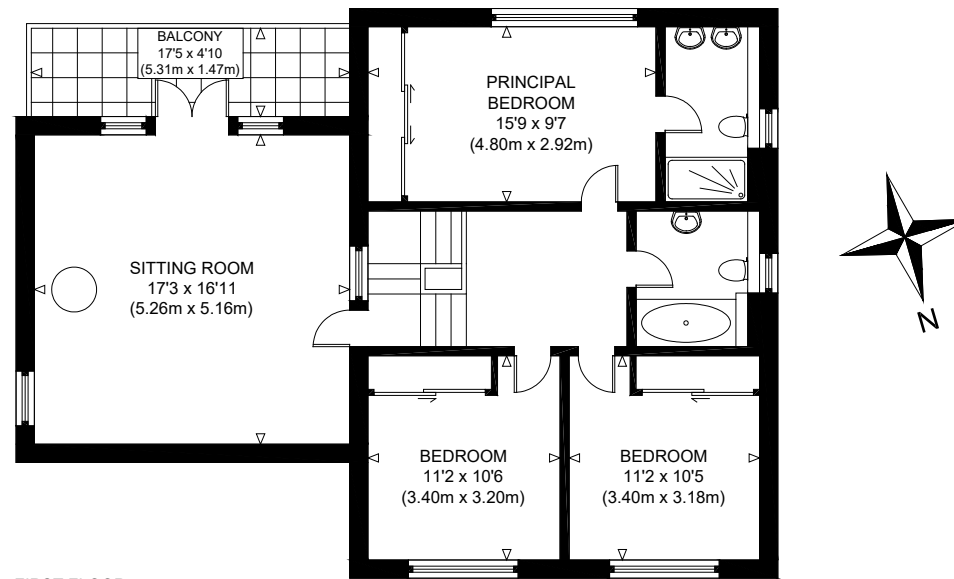
Scottish Borders Council
Council Headquarters
Newtown St. Boswells, Melrose
TD6 0SA

SGRPID

Scottish Government
Agriculture and Rural Economy
Cotgreen Road
Tweedbank, Galashiels
TD1 3SG
Tel: 0300 2441400
SGRPID.galashiels@gov.scot







TWEEDDALE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2129 SQ FT / 198.0 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
www.photographyandfloorplans.co.uk

FIXTURES AND FITTINGS

The floor coverings and blinds are included in the sale. Any other items not mentioned within the particulars are not included in the sale.

INGOING VALUATION

The purchaser(s) of Kerfield Farm 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.

RHI PAYMENTS

RHI payments for the air source heat pump lasting until 2029 are apportioned at the date of entry.

POST CODE

EH45 8LY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/wake.bubble.waistcoat>

SOLICITORS

Dales Solicitors LLP
18 Wallace Street
Galston
Ayrshire
KA4 8HP

VIEWING

Strictly by appointment with the Selling Agents.

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).

MINERALS

The mineral rights are not included in the sale insofar as they do not form part of the property title.

TIMBER

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

SPORTING RIGHTS

Insofar the sporting rights form part of the property title they are included within the sale, however Salmon rights on the River Tweed are specifically excluded as they do not form part of the Seller's title.

RIPARIAN RIGHTS

Riparian rights to the River Tweed excluding salmon fishing are included within the sale of the property insofar as the seller has the right to them.





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 holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

A right of access has been granted over the access road in favour of the proprietors of Kershope, 1 & 2 Kerfield Farm, and Scottish Water benefit from a right of access to their treatment plant which is located to the north east of the holding. Maintenance costs are shared over the used areas.

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

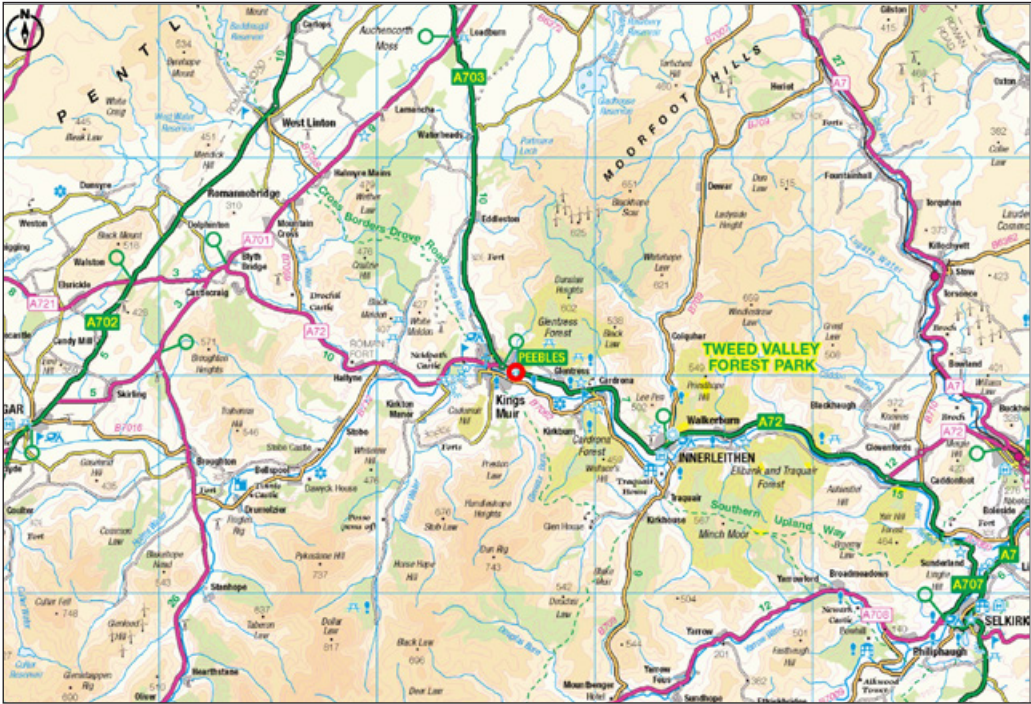
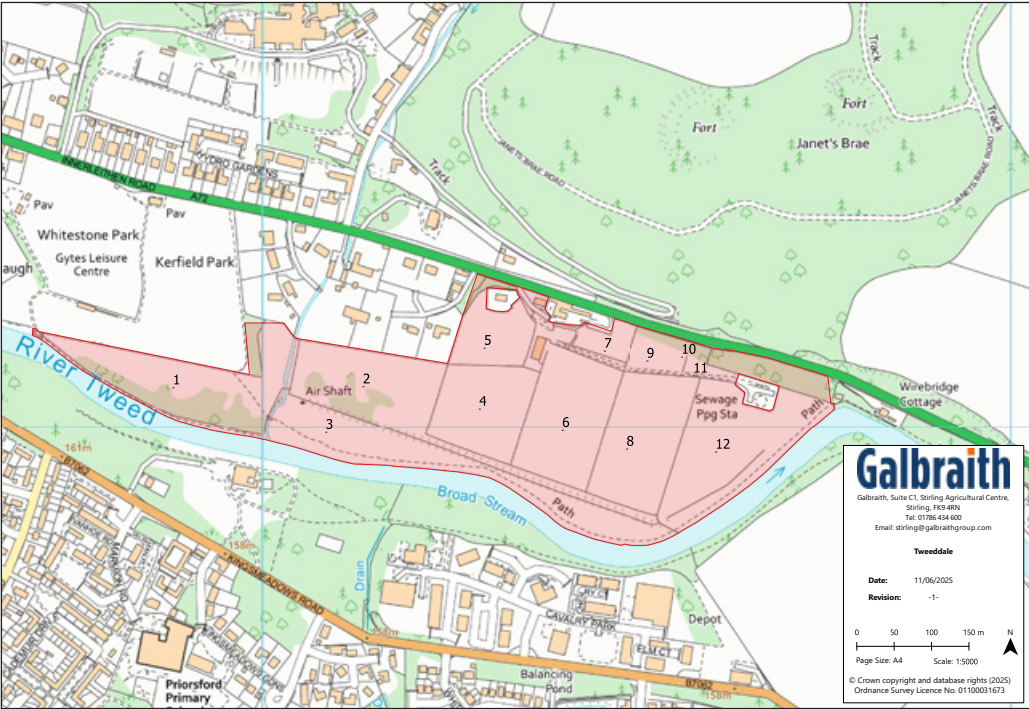
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm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



Kerfield Farm, Innerleithen Road, Peebles, Scottish Borders							
	Area		BPS Region	Grazing		Other	
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)
Lot 1							
1	2.15	5.31	1	2.13	5.26	0.02	0.49
2	1.80	4.45	1	1.8	4.45		
3	2.34	5.78	1	2.33	5.76	0.01	0.02
4	1.43	3.53	1	1.42	3.51	0.01	0.02
5	0.79	1.95	1	0.79	1.95		
6	1.83	4.52	1	1.80	4.45	0.03	0.07
7	0.30	0.74	1	0.30	0.74		
8	1.86	4.60	1	1.86	4.60		
9	0.26	0.64	1	0.26	0.64		
10	0.11	0.27	1	0.11	0.27		
11	0.31	0.77	1	0.16	0.40	0.15	0.37
12	2.44	6.03	1	2.44	6.03		
Misc	1.53	3.78				1.31	3.24
TOTAL	17.15	42.38		15.40	38.06	1.53	4.21





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