

FRIARSHAWMUIR FARM

SELKIRK, SCOTTISH BORDERS

Galbraith



FRIARSHAWMUIR FARM, SELKIRK, SCOTTISH BORDERS

Versatile and compact farming unit with panoramic views over central Scottish Borders

Midlem 2 miles ■ Selkirk 4 miles ■ Edinburgh 45 miles

- Attractive 4-bedroom farmhouse
- Useful and adaptable range of modern farm buildings
- Double stable block with loosebox and tack room
- Productive block of Grade 4.1 & 4.2 pasture and grazing ground
- Areas of amenity woodland providing shelter and haven for wildlife
- Private position with excellent views over surrounding countryside
- Rural but very accessible location close to amenities and A class road networks

About 40.17 hectares (99.26 acres)

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com





SITUATION

Friarshawmuir Farm is situated in a private and elevated position benefitting from stunning panoramic views of the surrounding countryside, about 2 miles to the southwest of the popular village of Midlem within central Scottish Borders. The villages of Midlem and Lilliesleaf are within walking distance, with Lilliesleaf boasting two pubs, a village hall and primary school. This attractive area of the Scottish Borders is well located in relation to other settlements being 4 miles southeast of Selkirk, 9.5 miles south of Galashiels, and about 45 miles southeast of Edinburgh. The nearby towns of Selkirk and Galashiels provide an excellent range of business services and recreational facilities, whilst Edinburgh is highly accessible either via the A68 through Lauderdale or via the A7, with rail travel via the Edinburgh-Borders railway which is 8 miles away at Tweedbank.

Berwick-upon-Tweed lies 40 miles to the east and offers a regular rail service on the east coast main line to London King's Cross (journey time from 3 hours 40 minutes). Both Edinburgh Airport (50 miles) and Newcastle Airport (64 miles) offer a range of domestic, European and international flights.

Traditionally this area of the Borders is known for its mixed farming units with land at Friarshawmuir well suited to the rearing of livestock. The area also provides spectacular countryside and offers many rural pursuits including hill walking, mountain biking, horse riding and the sporting opportunities afforded by local Estates, the River Tweed and its tributaries.

Agriculturally, the local area is well provided for by merchants and suppliers, with the nearby St Boswells Mart (7 miles), Longtown Mart (48 miles) and Borderway Mart at Carlisle (56 miles) as outlets for livestock which the area is renowned for producing.

DESCRIPTION

Friarshawmuir Farm presents a compact mixed farming unit extending to approximately 40.17 Ha (99.26 Acres) in total, situated in accessible central Borders location just to the south of the small settlement of Whitmuir, southeast of Selkirk. The farm is equipped with a spacious brick constructed farmhouse and an excellent range of modern farm buildings and timber built stable block, which lie on the southwestern boundary of the holding. The holding benefits from an area of farmland and amenity woodland which extends to about 40.17 Ha (99.26 Acres) in total and extends to the north and east of the farmhouse and buildings. The farmland is divided into two separate blocks by the adjacent access road which provides excellent level of field access to the majority of the farmland, with the remainder being accessed by internal field gates or from the farm steading. The farm benefits from one half share ownership of the access road shown coloured yellow and labelled A-B, and thereafter benefits from a right of access from point A, onto minor public road which connects A699 and B6453.

METHOD OF SALE

Friarshawmuir Farm is offered for sale as a whole.



Friarshawmuir Farmhouse

Friarshawmuir Farmhouse is located directly to the south of the farm steading, on the southern perimeter of the holding. The farmhouse is a 1960s brick constructed property under a pitched tiled roof and provides well-proportioned and spacious accommodation over two floors. The farmhouse enjoys an elevated position with panoramic views overlooking the surrounding countryside, the accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.

Garden Ground

The farmhouse benefits from a large area of garden ground which surrounds the property and is mostly laid to lawn and enclosed by hedging to the south and east, with a number of mature trees located to the front and rear of the property which provide an element of shelter and privacy. There is an area of parking for several vehicles located to the rear of the farmhouse and the adjacent garages provide excellent space for storage.

Farm Buildings

The farm is equipped with a versatile range of modern farm buildings which are situated in a group and lie immediately adjacent to the farmhouse and benefit from separate access from the farm road. The buildings comprise the following:

Former Garage (4.93m x 4.90m) + (4.91m x 3.08m)

Of prefabricated concrete construction under a corrugated roof with a concrete floor.

Stable Block (12.50m x 4.16m)

Of timber frame construction under a tin roof with timber and block walls and a concrete floor, housing two stables, loose pen and tack room.

Stable/Store (13.50m x 6.61m)

Of timber frame construction under a tin roof with block walls and a concrete floor.

Livestock shed (22.60m x 19.17m)

Of timber frame construction under a tin roof with block walls, Yorkshire board and tin side cladding, and a concrete and stone floor.

Store shed 1 (5.60m x 4.86m)

Of timber construction under a tin roof and Yorkshire board side cladding, with block walls and an earth floor.

Store shed 2 (6.05m x 9.53m)

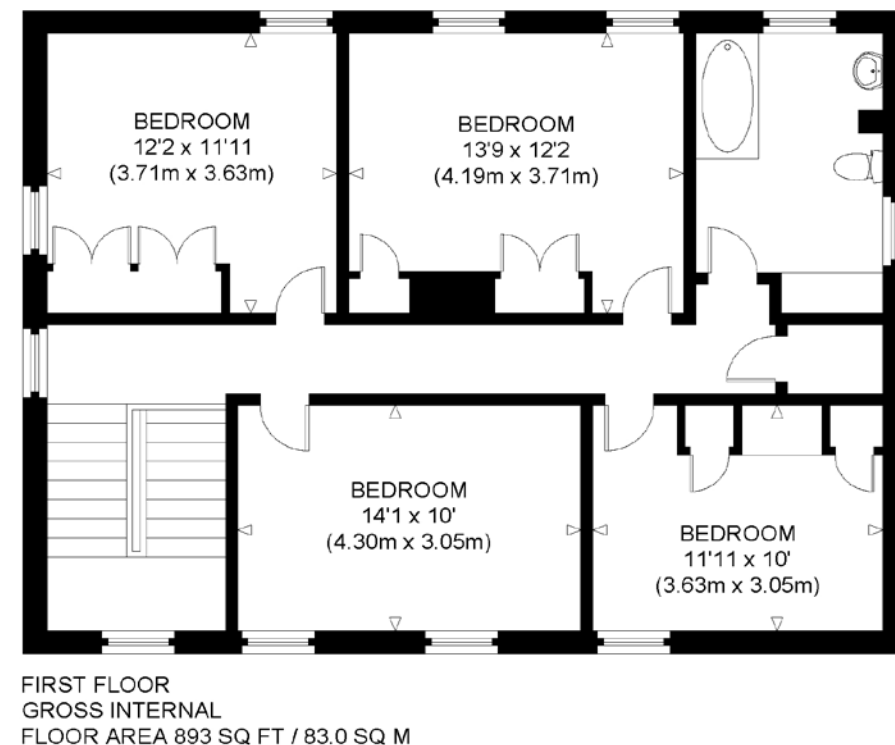
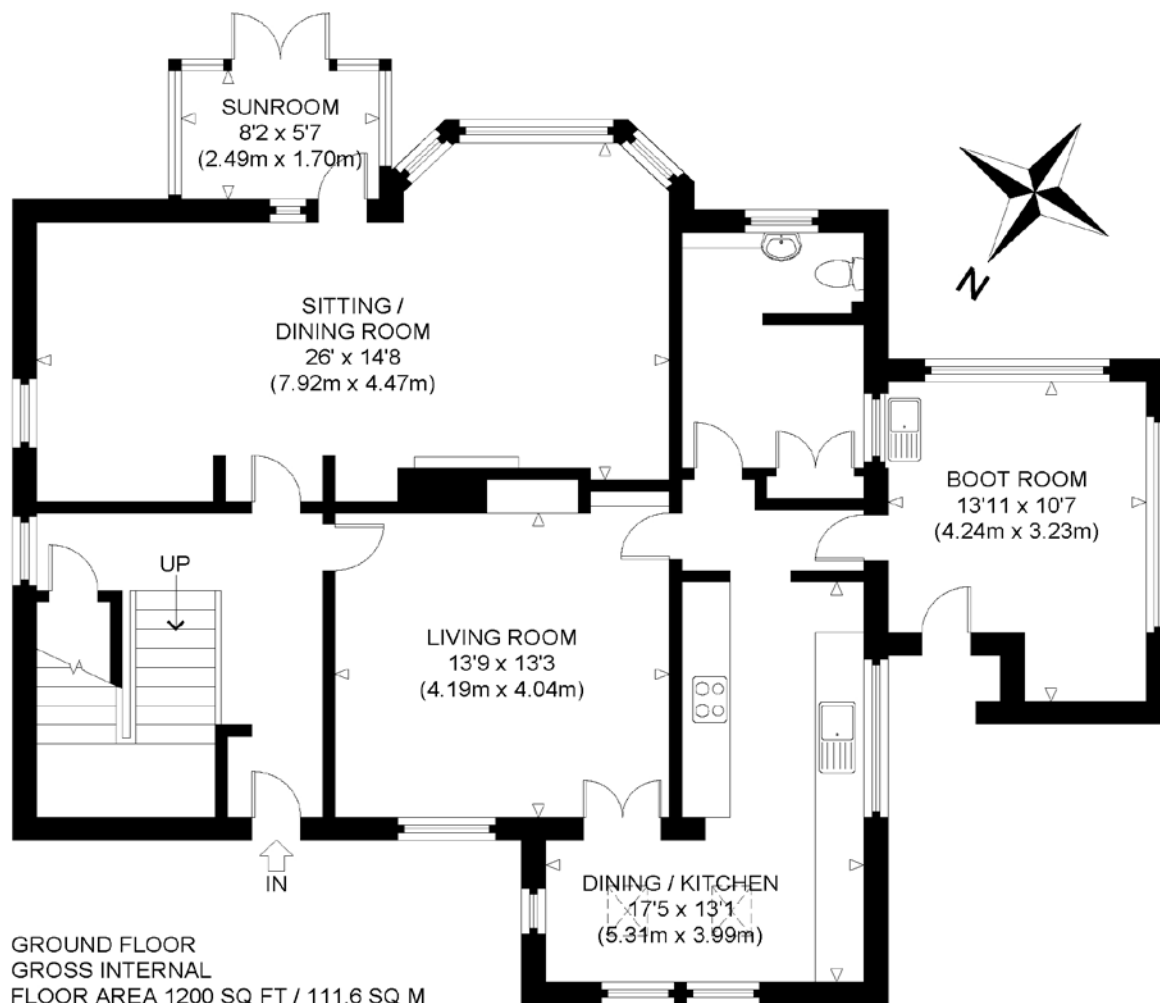
Of timber frame construction under a tin roof and side cladding, with block walls and an earth floor.

Field shelter (5.37m x 3.18m)

Of timber frame construction under a tin roof and earth floor.







FRIARSHAWMUIR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2093 SQ FT / 194.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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The Land

The farmland at Friarshawmuir extends to approximately 40.17 Ha (99.26 Acres) in total (including buildings and yard area) and comprises a productive mix of ploughable pasture and grazing ground with several smaller areas of mixed conifer and amenity woodland. The subjects are principally split into two separate blocks by the shared private road, with the majority of the land located to east of private road, with two enclosures located to the west of the road. The land has predominantly been classified as Grade 4.1 and 4.2 by the James Hutton Institute, and all of the fields provide adequately sized enclosures with most benefitting from good access from the shared private road or directly from the farm steading. The land is currently let on a seasonal basis to a local farmer for grazing of livestock with the current licence ending on 31st July 2025.

The land varies slightly in aspect, with the land to the south and east of the farm steading being generally of a southerly aspect sitting approximately 132m above sea level at its lowest point, on the southeast boundary rising to its highest point 275m above sea level near the small conifer plantation east of farm steading. The remainder of the farmland to the north of the farm steading is of a northerly aspect dropping down to 252m above sea level at its lowest point on the northwest boundary adjacent to the Whitmuir Moss. There are number of woodland parcels of varying age with the largest forming Friarshawmuir Covert, which has been affect by areas of windblow on its northern western boundary but provides a haven for wildlife and shelter to a number of the surrounding field enclosures.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC	Broadband	Mobile
Friarshawmuir Farmhouse	Private	Septic tank	Mains	Oil	Band F	E (51)	Ultrafast 1800 Mbps*	Yes*
Farm Buildings	Private	N/A	Mains	N/A	N/A	N/A	N/A	Yes*

*Broadband and Mobile availability taken from Ofcom website: <https://checker.ofcom.org.uk>

IACS

All the farmland is registered for IACS purposes, and the farm code is 793/0007

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS) 2025

There are no Basic Payment Scheme Entitlement available to purchase with Friarshawmuir Farm.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

Scottish Government Agriculture and Rural Economy
Cotgreen Road
Tweedbank
Galashiels
TD1 3SG
Tel: 0300 2441400
Email: SGRPID.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 as 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.

INGOING VALUATION

The purchaser(s) of Friarshawmuir Farm shall, in addition to the purchase price, be obliged to take over and pay for 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.

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.

DIRECTIONS

From Selkirk head south on the A7, turning left on to the A699 (signed St Boswells) as you leave the town. Continue along the A699 for about 2.5 miles before taking a right turn on to a minor road signed "Whitmuir". Turn right at the T-junction before fairly quickly turning left on to a private track signed "Dairy Cottage and Friarshawmuir". Continue up this track until reaching Friarshawmuir Farm which is the second property on your left.

POST CODE

TD7 4PZ

WHAT3WORDS

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

SOLICITORS

Douglas Gilmour & Son, 20 Market Place, Selkirk, TD7 4BL

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).





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, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The property is burdened by servitude rights in favour of Scottish Power Energy Networks (SPEN) for overhead electricity infrastructure, with a right of access for inspection, maintenance, and renewal.

Friarshawmuir Cottage benefit from one half share ownership of the access road between points A-B on the enclosed sale plan.

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.

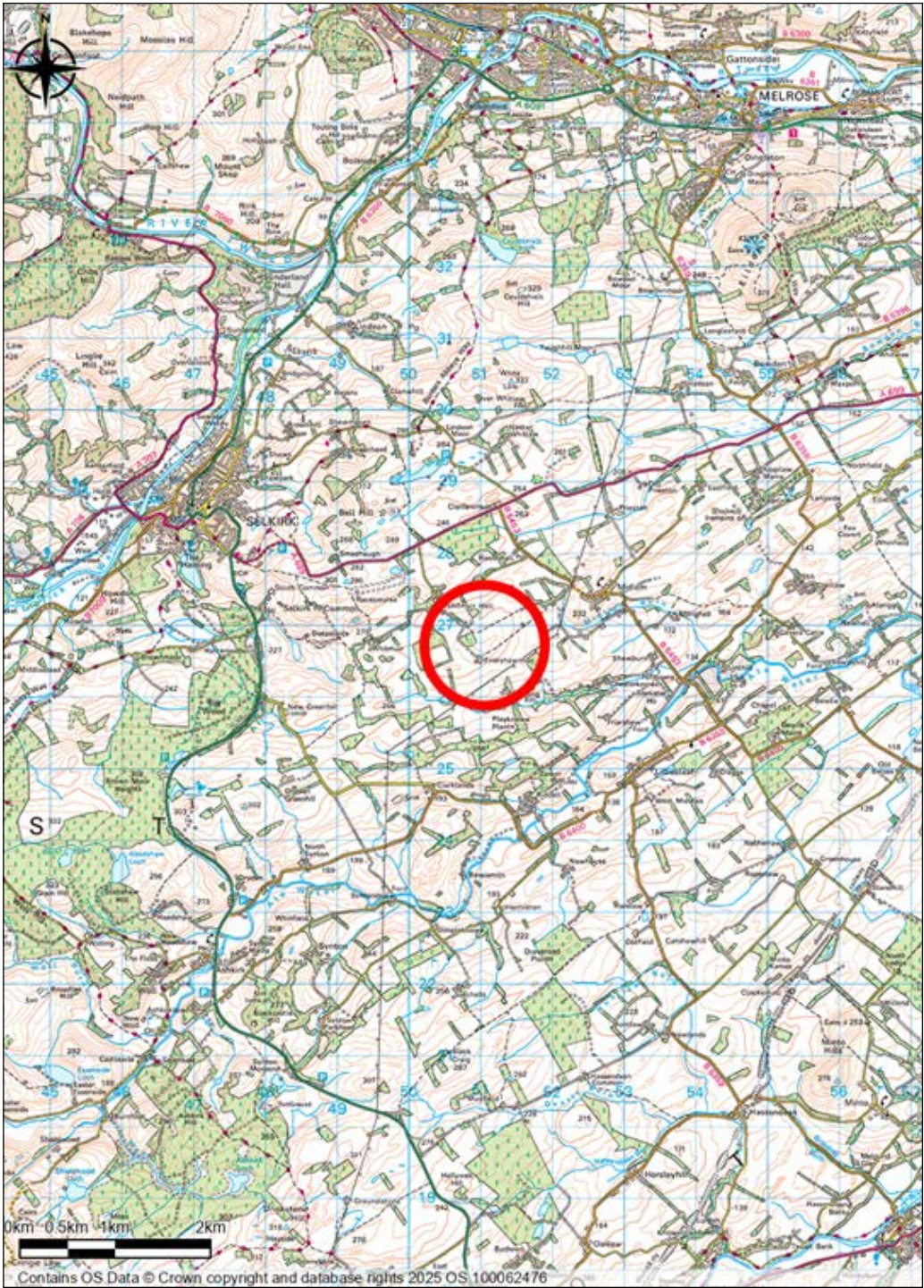
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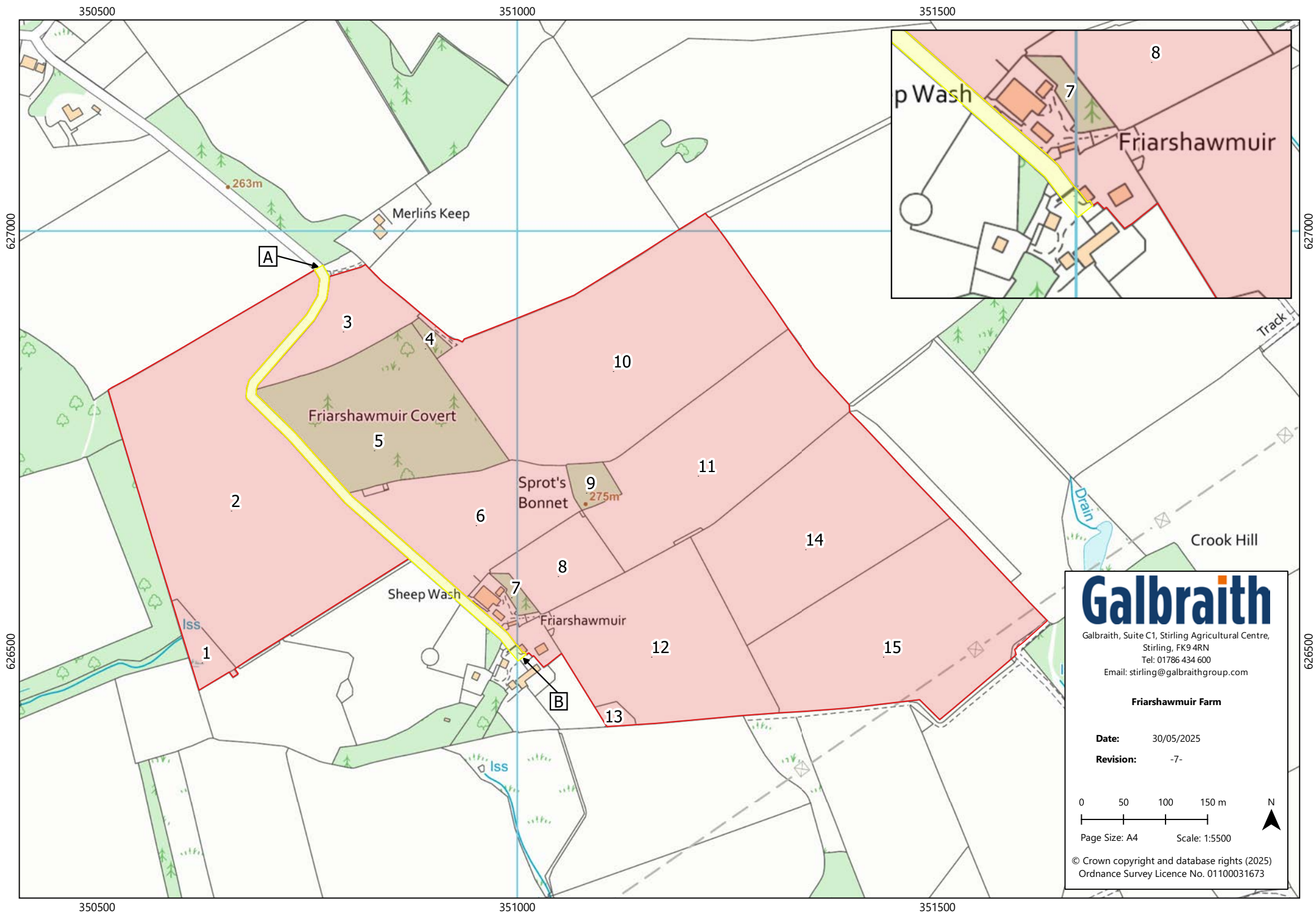
Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm 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 June 2025







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

Friarshawmuir Farm

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FRIARSHAWMUIR FARM, SELKIRK, SCOTTISH BORDERS, TD7 4PZ

	AREA		BPS REGION	PASTURE/GRAZING		WOODLAND		OTHER	
FIELD NO	(HA)	(ACRE)		(HA)	(ACRE)	(HA)	(ACRE)	(HA)	(ACRE)
1	0.32	0.79	1	0.19	0.47	0.13	0.32		
2	7.82	19.32	1	7.82	19.32				
3	1.14	2.82	1	1.14	2.82				
4	0.09	0.22	N/A			0.09	0.22		
5	3.27	8.08	N/A			3.27	8.08		
6	2.38	5.88	1	2.35	5.81			0.03	0.07
7	0.11	0.27	N/A			0.11	0.27		
8	0.97	2.40	1	0.97	2.40				
9	0.25	0.62	N/A			0.25	0.62		
10	6.65	16.43	1	6.61	16.33			0.04	0.10
11	3.97	9.81	1	3.95	9.76			0.02	0.05
12	3.71	9.17	1	3.71	9.17				
13	0.09	0.22	N/A			0.09	0.22		
14	4.10	10.13	1	4.10	10.13				
15	4.83	11.93	1	4.81	11.89			0.02	0.05
MISC	0.47	1.16	N/A					0.47	1.16
TOTAL	40.17	99.26		35.65	88.09	3.94	9.74	0.58	1.43



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