



Galbraith

HAWKSNEST FARM
BY GALASHIELS, SCOTTISH BORDERS

HAWKSNEST FARM, BY GALASHIELS, SCOTTISH BORDERS

Compact mixed farming unit within the Scottish Borders.

Lauder 6 miles ■ Galashiels 7.5 miles ■ Edinburgh 30 miles

- Traditional stone-built 3-bedroom cottage
- A range of useful and adaptable modern and traditional farm buildings
- Located in a rural yet accessible location
- Block of pasture land currently used for grazing and fodder production

About 80.15 Ha (198.05 Acres) in total

FOR SALE AS A WHOLE OR IN 2 LOTS

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**





SITUATION

Hawksnest Farm is located in a private position approximately 6 miles to the south west of the settlement of Lauder within the Scottish Borders, approximately 7.5 miles north of the town of Galashiels and some 30 miles south east of Edinburgh.

The nearby towns of Lauder, Earlston and Galashiels all provide an excellent range of business services and recreational facilities, whilst Edinburgh is highly accessible either by road via the A68 or A7, or via rail with the Edinburgh-Borders railway being 3.5 miles away in Stow or Tweedbank 8 miles to the south.

Galashiels is the commercial centre of the Borders and has a broad range of amenities including major supermarkets, shops, sporting and recreational facilities. The town is within easy reach of the Borders General Hospital and Scottish Borders Council Headquarters and has excellent road links with the other main Borders towns, Edinburgh and the North of England.

The Scottish Borders is well known for its recreational, amenity and sporting opportunities and the farm enjoys a very central position within the county being a short distance from Southern Upland Way which leads south from the Lammermuir Hills, before crossing over the Tweed Valley. The area benefits from a plethora of golf courses and hunting with the Lauderdale, Berwickshire and Buccleuch Hounds, horse racing at Kelso, as well as salmon fishing on the River Tweed.

Agriculturally, the local area is well provided for by merchants and suppliers, with the nearby St Boswells Mart (13 miles), Stirling Agricultural Centre, just outside Stirling (65 miles) and the Borderway Mart at Carlisle (68 miles) used as outlets for livestock which the area is renowned for producing.

DESCRIPTION

Hawksnest is a compact mixed farming unit and comprises an attractive residential dwellinghouse, range of modern and traditional farm buildings and approximately 80.15 Ha (198.05 Acres) of land in total including roads, yards and buildings. The farmland lies in a single block to the south and east of the farm steading and is bound to the east by the Allan Water. Currently all of the ground is down to pasture and used for a mix of grazing and fodder production. The farm benefits from a shared access road which leads from the minor public road highlighted A-B-C-D on the site plan.





METHOD OF SALE

The sale of Hawksnest offers purchasers an opportunity to acquire the property, either as a whole or in 2 lots.

Lot 1:	Cottage, farm buildings and land extending to approximately 13.12 Ha (32.42 Acres)
Lot 2:	Buildings and land extending to approximately 67.03 Ha (165.63 Acres)

LOT 1: BALINTORE COTTAGE, FARM BUILDINGS AND LAND EXTENDING TO 13.12 HA (32.42 ACRES)

Balintore Cottage

The Cottage is located to the east of the farm buildings in a private and secluded position with views over the surrounding countryside to the east and south of the property. The cottage is of traditional stone construction with brick and breeze block extensions under a pitched slate roof. The property provides spacious accommodation over one level and the accommodation and room dimensions are set out in more detail in the floor plan contained within these particulars.

Garden

Balintore Cottage is accompanied by an attractive area of garden ground which extends to the east of the property and includes various areas of lawn, a vegetable patch and a small orchard. The garden is enclosed by a number of mature trees and hedging which provide shelter. There is a useful brick built garden store under a tin roof and the property also benefits from ample parking to the rear by way of a gravel drive and concrete yard adjacent to the farm buildings.

Farm Buildings

The farm buildings at Hawksnest are situated in a group and lie immediately adjacent to Balintore Cottage, they comprise:

Cattle Court (16.9m x 8.59m)

Of brick and steel portal frame construction under a corrugated roof with brick walls and a concrete floor.

Machinery Shed (16.9m x 10.0m)

Of brick and steel portal frame construction under a corrugated roof with brick walls and a stone floor.

Lean-to Store 1 (6.13m x 4.76m)

Of timber construction under a tin roof with tin side cladding and a stone/earth floor.

Lean-to Store 2 (7.01 x 3.03m)

Of brick construction under a tin roof with brick walls and a concrete floor.

Byre (10.32m x 5.13m)

Of stone construction under a corrugated roof with stone walls and a concrete floor.

Traditional Barn (6.47m x 5.32m)

Of brick and stone construction under a slate roof (timber ceiling) with brick/stone walls and a concrete floor. The small area of loft space above this building is specifically excluded insofar as it forms part of the title of the adjacent neighbouring residential property known as Hawksnest House.



Feed Bin

Of metal construction fixed to a concrete plinth with a capacity of up to 10 tonnes.

Kennel Shed (10.1m x 6.55m)

Of stone and timber construction under a slate roof with stone walls and a stone floor.

Log Store (5.79m x 4.76m)

Of stone and timber construction under a slate roof with stone walls and a stone and concrete floor.

Granary Building - Upper Floor (5.24m x 4.80m)

Of stone and timber construction under a corrugated roof with stone walls and a timber floor, used as a store.

Granary Building - Lower Floor (5.62m x 4.80m)

Of stone and timber construction under a corrugated roof (timber ceiling) with stone walls and a stone floor, used as workshop.

Modern Cattle Shed (30.05m x 13.1m)

Built in 2011, of steel portal frame construction under a fibre cement roof with concrete panel walls, a concrete floor and a feed barrier along one side.

Hay Shed (14.00m x 8.92m)

Of steel portal frame construction under a tin roof and side cladding with an earth floor.

**Lean-to 3 (18.80m x 4.30m)**

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

Lean-to 4 (8.99m x 3.80m)

Of timber construction under a tin roof with tin side cladding and an earth floor.

Pump House

Located to the east of the house and steading there is also a brick-built pump house which serves the cottage and farm buildings but also a further 5 properties.

Farmland

The land at Lot 1 extends to approximately 13.12 Ha (32.42 Acres) in total including roads, yards and buildings. The majority of the farmland has been classified by the James Hutton Institute as Grade 4.2, with a small area of Grade 5.1 on the north eastern boundary. The land is split into 5 enclosures and is gently undulating but generally of an easterly aspect rising overall from 260m above sea level at its lowest point to the east of the holding to 300m at its highest point to the west of the farm steading. The fields can be easily accessed from the farm steading and would be well suited for the grazing of livestock or equestrian use.

Lot 2



LOT 2: MODERN SHED AND LAND EXTENDING TO APPROXIMATELY 67.03 HA (165.63 ACRES)

Farm Buildings

There is one free standing farm building with a lean-to located to the northern boundary of Lot 2 comprising the following:

Modern Shed (19.9m x 8.75m)

Of steel portal frame construction under a corrugated roof with breeze block walls, Yorkshire board side cladding and an earth/stone floor, there is also a small Lean-to Store (6.0m x 2.5m) located to the north of the building.

Lean-to (19.9m x 4.80m)

Of timber construction under a corrugated roof with a breeze block wall, tin side cladding and a concrete floor.

Farmland

The land within Lot 2 extends to approximately 67.03 Ha (165.63 Acres). The land is situated in a single ring-fenced block, and is bound to the east by the Allan Water and accessed directly off the shared private road which bounds the subjects to the south west. The land in Lot 2 has been classified by the James Hutton Institute as primarily Grade 4.2, with a small area of Grade 5.1 to the north west and is currently down to a mix of grazing and silage ground. The land is generally of an easterly aspect rising overall from 220m above sea level at its lowest point to south east of the holding to 300m at its highest point to the west of the land. The fields are well laid out and are largely of a generous size and can easily accommodate modern machinery. The land has benefitted from regular applications of farmyard manure generated from the livestock enterprise on the holding, with the pasture fields to the north west of the holding having historically been used for overwintering the farm's resident Luig cattle herd with neighbouring adjacent woodland plantations providing a level of shelter from the north.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Balintore Cottage	Private Supply (with mains back up)	Private Septic Tank	Mains	Night Storage Heaters, Air Source Heat Pump & Baxi Open Fire	Band D	E39
Farm Buildings	Private Supply (with mains back up)	N/A	Mains	N/A	N/A	N/A

IACS

All the farmland is registered for IACS purposes and the farm code is 92/796/0116.

NITRATE VULNERABLE ZONE (NVZ)

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

BASIC PAYMENT SCHEME (BPS) 2023

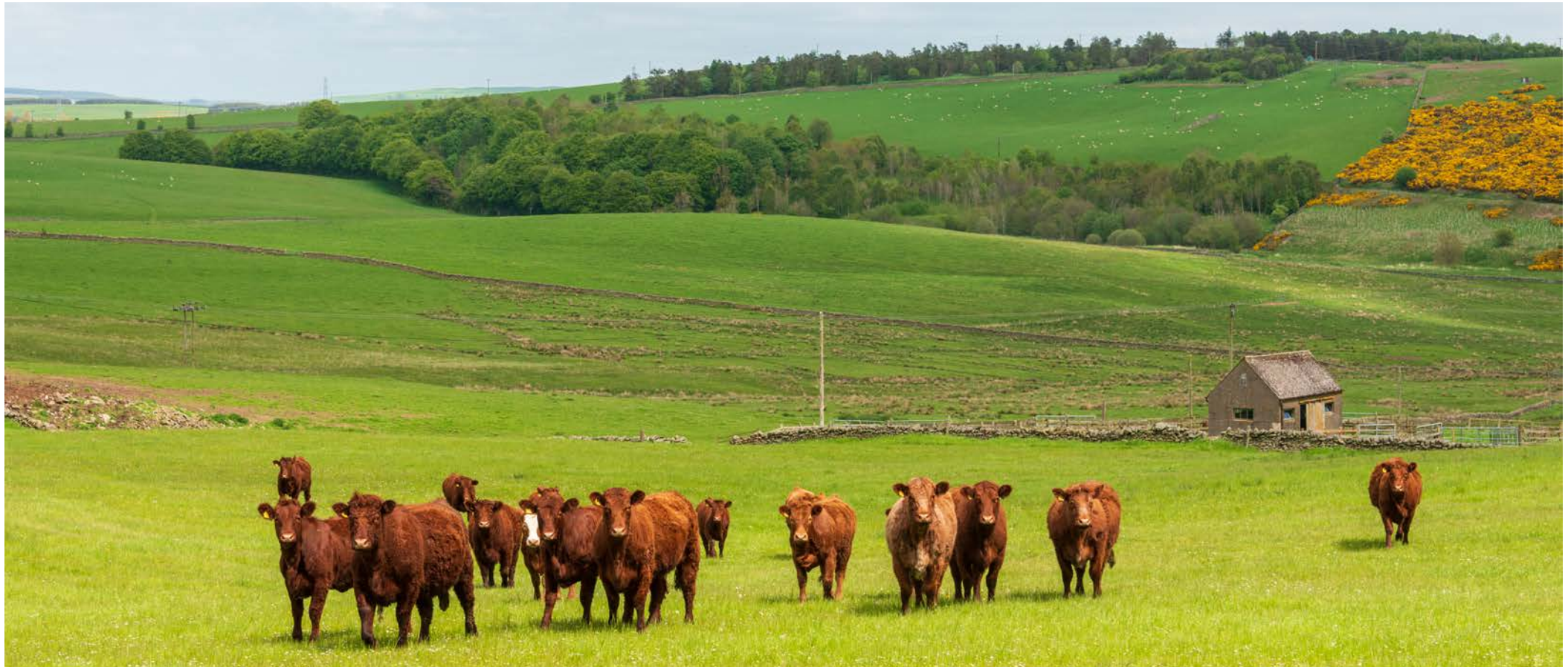
Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (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 by separate negotiation. Further details are available from the Selling Agents.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Scottish Borders Council
Council Headquarters
Newtown St Boswell TD6 0SA
T: 0300 100 1800
E: enquiries@scotborders.gov.uk
W: www.scotborders.gov.uk



Lot 2



SGRPID

Cotgreen Road
Tweedbank
Galashiels TD1 3SG
T: 0300 244 1400
E: SGRPID.galashiels@gov.scot

MINERALS

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

TIMBER

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

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

The existing Diesel tank, Feed bin, Hunt bruiser and Mixer are all included in the sale of Lot 1. There are no other items included unless specifically mentioned in these particulars.

INGOING VALUATION

The purchaser(s) of Hawksnest 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.

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 Edinburgh travel south on the A68 for approximately 20 miles to Lauder. Just prior to leaving Lauder turn right onto Thirlestane Drive signed for Langshaw. Follow this road for about 4 miles, past the cemetery and golf course, before turning right at the cross following the sign for Stow. Continue on this road for a further 1.3 miles, and at the next sharp right-hand corner turn left onto the private farm road signed Hawksnest Farm. Continue along this private road and Hawksnest Farm Steading and Balintore Cottage are located on the left at the bottom of the hill as shown on the sale plan.

POST CODE

TD1 2QD

DIRECTIONS VIA WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/petulant-surfaces.handle>

SOLICITORS

Ledingham Chalmers LLP
Unit 2B The Paddock
Stirling Agricultural Centre
Stirling
FK9 4RN
T: 01786 478100
E: ross.mcnaughton@ledinghamchalmers.com

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).



The water supply is currently fed from a private spring but the pump house also benefits from a backup mains water connection.

The "Girthgate" which was originally a Medieval Road and now forms a public right of way crosses part of the ground forming Lot 2 along the southern boundary of the farm.

The ownership of the access road (between points A-B-C-D on the sale plan) is split between the Sellers, No 1 Hawksnest, and Hawksnest House, with Seller's liability in terms of maintenance and upkeep of the access road limited to one third of the costs between points A-B-C and one half share of the costs between points C-D on the sale plan.

There is a private water pipe which crosses the land to the north of Lot 2 in favour of the owners of Wooplaw Mansion House.

The Sellers benefit from 1/3 pro indiviso share in the common area ground located to the north of the farm buildings which is highlighted in green in 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.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans 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. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling office on 01786 435047 Email: alister.christie@galbraithgroup.com

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.

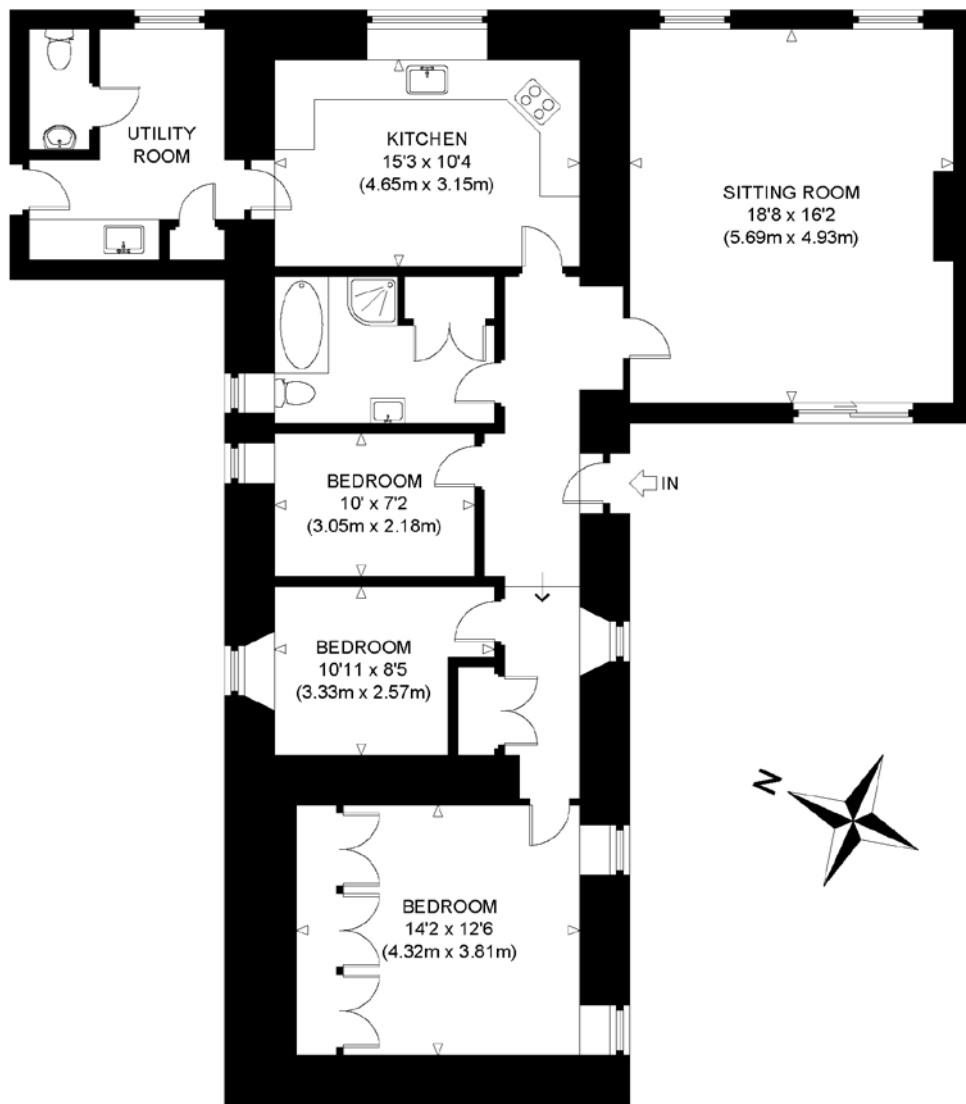
THIRD PARTY RIGHTS AND SERVITUDES

The proprietors of No 1 Hawksnest (located to the south of farm steading) benefit from a right of access over the small section of farm road which leads east from point B on the shared access road to the south of Hawksnest farm buildings.

The proprietors of Hawksnest House (located to south west of the farm steading) also benefits from a right of access over the farm road to allow access the to the loft space (marked in yellow on the sale plan), which falls outwith Seller's title. In addition, and also excluded from the subjects of sale is a one-half pro indiviso share in and to the solum below and the roof above the said loft area of traditional barn.

The proprietors of five adjacent properties being Hawksnest House, No 1 Hawksnest, Springfield, Springfield House, and Holding No. 2 Hawksnest, all benefit from a right to draw water from the water supply and pump which are situated on the eastern periphery of field 5 within Lot 1.

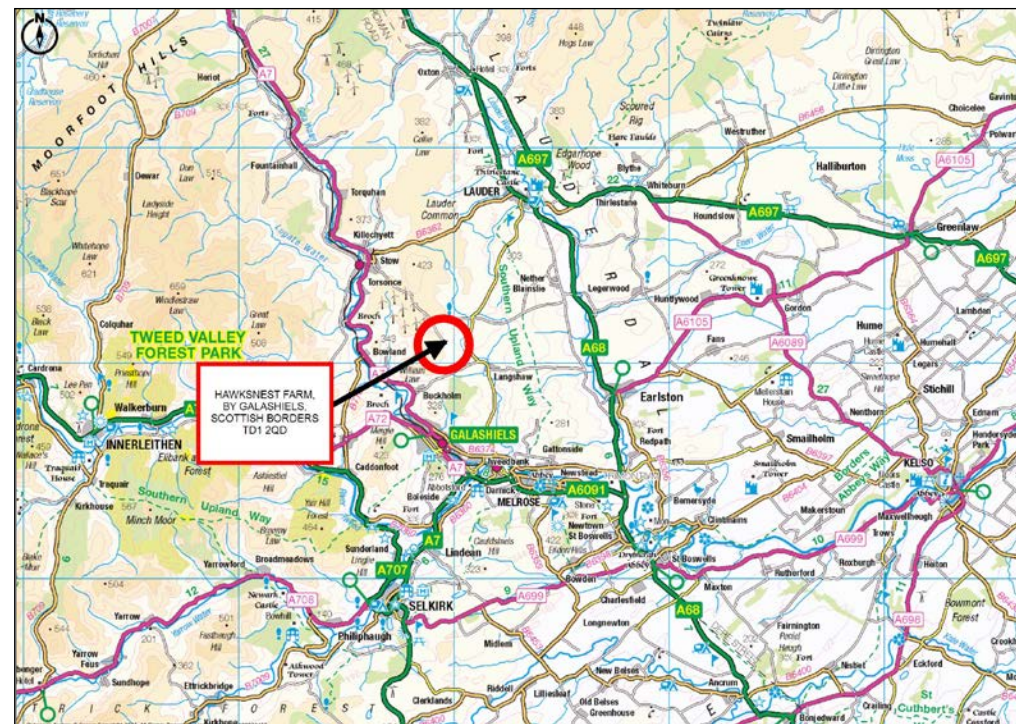




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1226 SQ FT / 113.9 SQ M

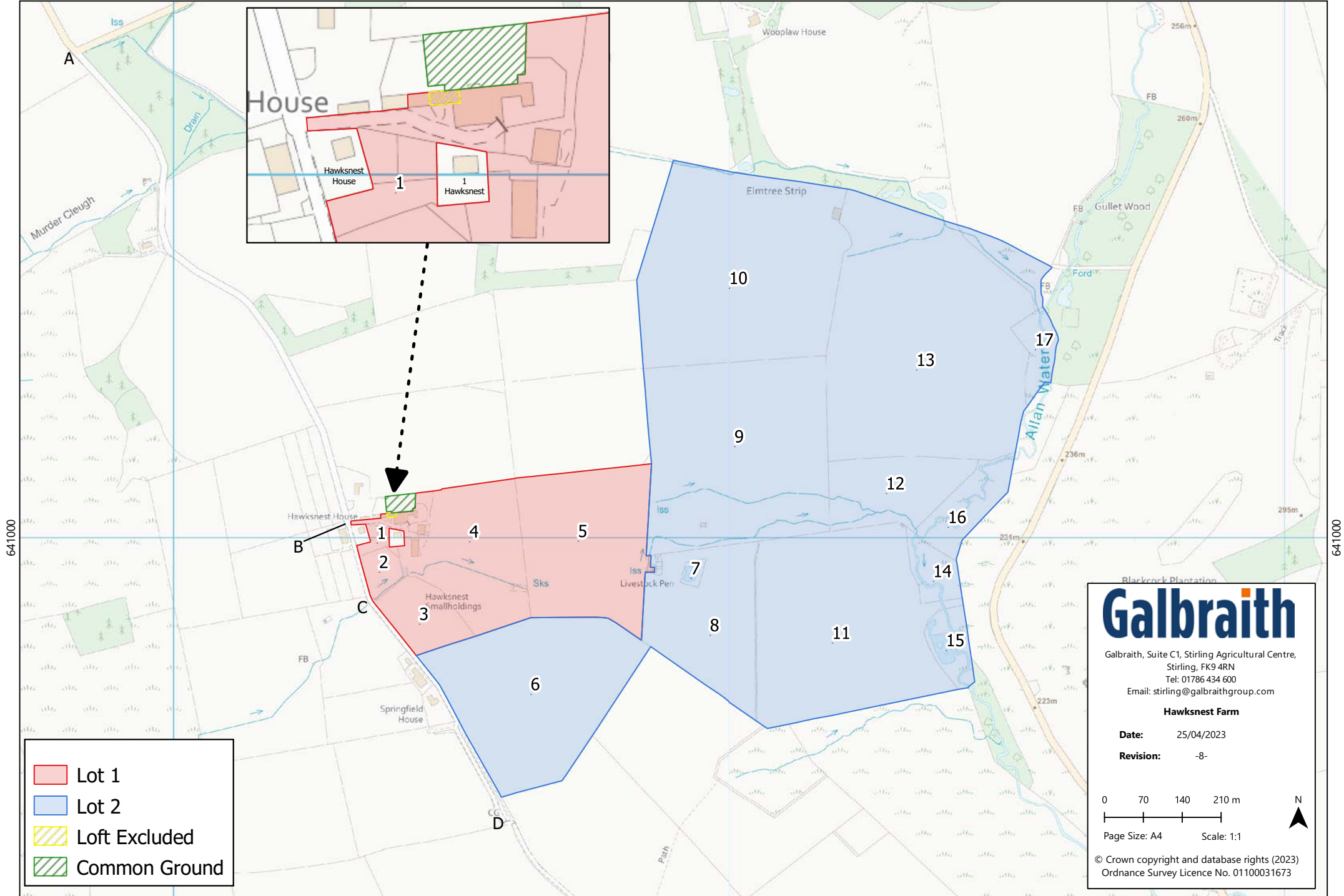
HAWKSNEST FARM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1226 SQ FT / 113.9 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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www.photographyandfloorplans.co.uk



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. Photographs taken in May 2023 8. Particulars prepared May 2023.



Lot 1
 Lot 2
 Loft Excluded
 Common Ground

Galbraith

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

Hawksnest Farm

Date: 25/04/2023
Revision: -8-

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Page Size: A4 Scale: 1:1

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Hawksnest Farm, Galashiels, TD1 2QD

Field No	Area		BPS Region	Pasture Ground		Grazing Ground		Other Land	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
Lot 1									
1	0.19	0.47	1			0.19	0.47		
2	0.51	1.26	1			0.51	1.26		
3	1.47	3.63	1	1.47	3.63				
4	4.33	10.70	1			4.27	10.55	0.06	0.15
5	6.03	14.90	1	6.03	14.90				
Misc	0.59	1.46						0.59	1.46
TOTAL	13.12	32.42		7.50	18.53	4.97	12.28	0.65	1.61
Lot 2									
6	8.12	20.06	1	8.11	20.04		0.00	0.01	0.02
7	0.15	0.37	2			0.13	0.32	0.02	0.05
8	4.59	11.34	1			4.53	11.19	0.06	0.15
9	10.63	26.27	1			10.50	25.95	0.13	0.32
10	11.62	28.71	1	9.28	22.93	2.23	5.51	0.11	0.27
11	10.02	24.76	1	9.98	24.66			0.04	0.10
12	2.74	6.77	1			2.74	6.77		
13	14.35	35.46	1			14.35	35.46		
14	0.81	2.00	2			0.75	1.85	0.06	0.15
15	0.89	2.20	2			0.71	1.75	0.18	0.44
16	1.46	3.61	2			1.38	3.41	0.08	0.20
17	1.57	3.88	1			1.53	3.78	0.04	0.10
Misc	0.08	0.20						0.08	0.20
TOTAL	67.03	165.63		27.37	67.63	38.85	96.00	0.81	2.00
TOTAL	80.15	198.05		34.87	86.16	43.82	108.28	1.46	3.61



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