

Shielsknowe Farm

Brundenlaws | Jedburgh | Scottish Borders



Galbraith



Charming compact farming unit in the Scottish Borders



Jedburgh 10 miles | Hawick 18 miles | Newcastle 52 miles | Edinburgh 57 miles

(All distances are approximate)

Extending to about 32.40 Ha (80.06 Acres)

Traditional 4-bedroom farmhouse

Useful and adaptable modern shed

Productive area of pasture ground and amenity woodland

Set in a private rural position with outstanding views over the surrounding countryside

FOR SALE AS A WHOLE

Offers Over £650,000

Galbraith

Stirling Agricultural Centre | Stirling | FK9 4RN
T: 01786 434 600 | E: stirling@galbraithgroup.com

galbraithgroup.com

Situation

Shielsknowe Farm is situated in a peaceful rural setting within the Scottish Borders just 10 miles southeast from the delightful town of Jedburgh known as the 'historic gateway to Scotland'. Jedburgh offers a variety of local amenities including independent shops and supermarkets, restaurants, a fitness and community centre, and a modern school campus providing education from nursery through to secondary level with private schooling available in the nearby town of Melrose (23 miles). The former market town of Hawick is 18 miles to the west of Shielsknowe and is the largest town in the region, offering a selection of business and retail services including several supermarkets, a secondary school and a variety of recreational and sporting facilities. The city of Edinburgh is approximately 57 miles to the northwest and boasts a substantial range of retail centres, leisure and business facilities, as well as many historic monuments and landmarks. The property is just 6 miles from the English border via the A68, providing swift access to the south and Newcastle Upon Tyne (52 miles). There is rail travel via the Edinburgh-Borders railway from Tweedbank (24 miles), connecting to Edinburgh Waverly offering regular mainline rail connections to the north and onward rail service on the east coast main line to London King's Cross (journey time of just over 4 hours). Newcastle Airport (46 miles) and Edinburgh Airport (64 miles) both provide an array of domestic and international flights just over an hour's drive southeast and north respectively. The farm offers an excellent opportunity to acquire a productive small holding unit benefiting from a number of agricultural suppliers and contractors, offering additional resources to support farming operations. The excellent road network provides easy access to livestock markets located in St Boswells (19 miles) and Wooler (32 miles).





Description

Shielsknowe Farm provides an exciting opportunity to acquire a manageable compact farming and amenity unit situated in a highly accessible area in the Scottish Borders. The property benefits from an extremely private position and is accessed via a shared private road which leads from a minor public road from the A68 which links to the village of Oxnam. The property comprises a spacious 4-bedroom farmhouse with a modern lambing/store shed and an area of land and woodland extending to approximately 32.40 Ha (80.06 Acres) in total. The farm is surrounded by rolling countryside and woodland offering incredible panoramic views.

Farming History

The current sellers have farmed Shielsknowe Farm since the late 1990's. The holding has historically been operated as a sheep farming unit with approximately 150 breeding mule ewes plus followers and built up a successful registered Blue Faced Leicester flock over a number of years.

Method of sale

Shielsknowe Farm is offered for sale as a whole.

Shielsknowe Farmhouse

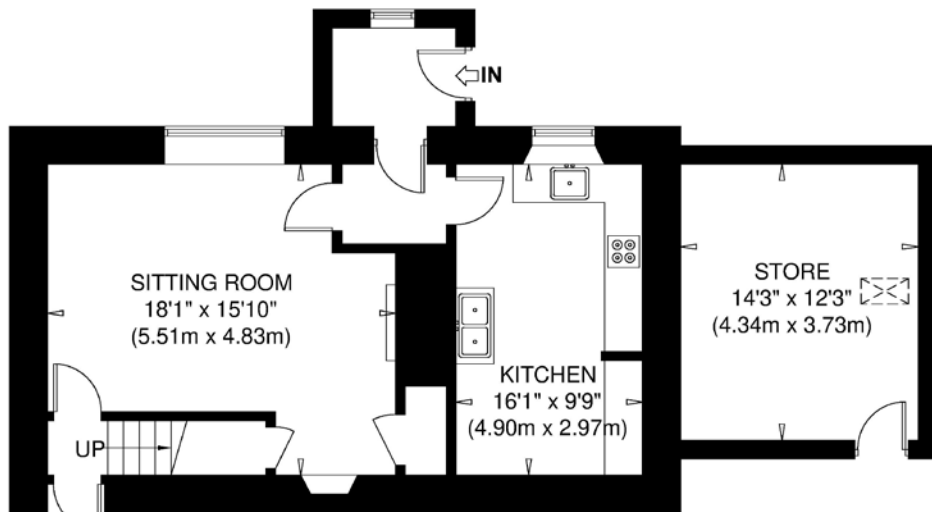
Shielsknowe Farmhouse is a traditional 4-bedroom stone-built farmhouse with a rendered brick extension under a pitched slate roof. The farmhouse is situated on the northern boundary of the holding, and benefits from a secluded rural position with views over the surrounding countryside and Goshen Hill. The property provides comfortable family accommodation over two levels. Details of the accommodation and room dimensions are set out in more detail within the floor plans contained in these particulars.

Garden and Grounds

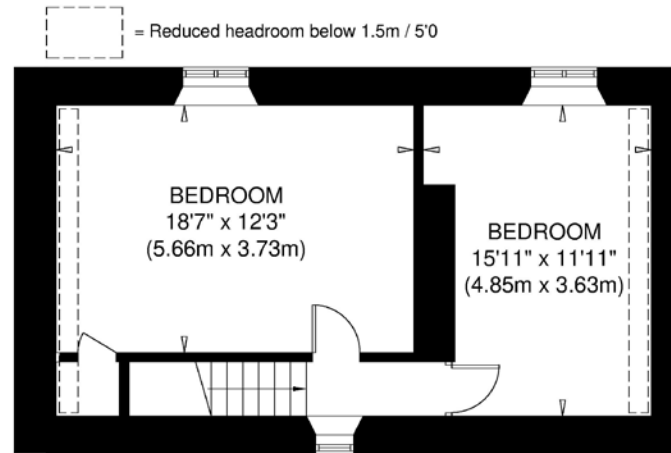
The farmhouse sits within a mature, well-maintained area of private garden ground which includes areas of lawn, established shrub borders and several mature trees providing shelter. The garden is enclosed by traditional dry stone dyke, and there is a generous driveway providing ample space for parking.



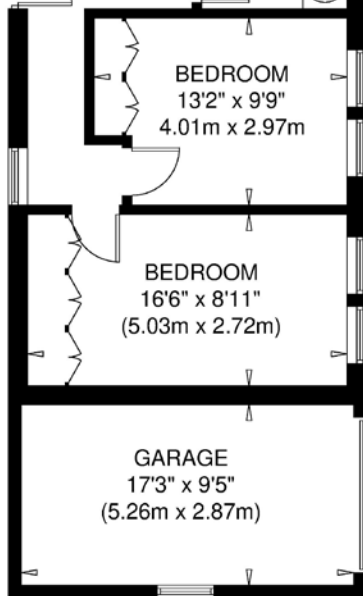




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 92.2 SQ M / 992 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 46.1 SQ M / 496 SQ FT



GARAGE / STORE
GROSS INTERNAL
FLOOR AREA 31.3 SQ M / 336 SQ FT



SHIELSKNOWE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 138.3 SQ M / 1488 SQ FT
GARAGE = 31.3 SQ M / 336 SQ FT
TOTAL = 169.6 SQ M / 1824 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Outbuildings

The house benefits from an adjoining single garage and a small former byre which is currently used as a store, both would potentially provide scope for extending the existing footprint of the house subject to necessary planning consents. There is small lean-to timber garden store on the east elevation which has a tin roof and a stone floor.

Sheep shed (35.5m x 18.5m)

To the east of the farmhouse there is a modern purpose-built lambing shed of steel portal frame construction under a box profile roof with vent-air side cladding, block and timber walls, with an earth floor. The shed is equipped with built in lambing pens along both sides and accessed via sliding barn doors at either end.

The Land

The farmland at Shielsknowe extends to approximately 32.40 Ha (80.06 Acres) in total (including buildings and yard area) and comprises a productive mix of pastureland and includes areas of mature Sitka Spruce, Scots Pine and Larch with smaller areas of open broadleaved woodland. The land has been classified as a mix of grade 5.1 and 5.2 with some small areas of grade 6.1 by the James Hutton Institute, and all of the fields provide adequately sized enclosures suitable for modern machinery. The land is currently let on a seasonal basis to a local farmer for the grazing of livestock with the current agreement ending on the 30th of September 2026. All of the pasture fields benefit from spring fed water troughs. The land is varied in aspect, with the land on the southern boundary of fields 6 and 7 sitting approximately 140m above sea level at its lowest point on the property, rising to its highest point of 300m above sea level near the small conifer plantation on the southeastern boundary. The remainder of the farmland to the north rises to 250m above sea level to the northeast of the sheep shed. The property also benefits from a right of access for agricultural purposes between points A-B.

Services, Council Tax And Energy Performance Certificate(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Shielsknowe Farmhouse	Private	Septic Tank	Mains	Rayburn (with back boiler). Multifuel stove and electric storage heaters	Band E	F(35)
Sheep Shed	Private	N/A	Mains	N/A	N/A	N/A

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

IACS

All the farmland is registered for IACS purposes and the farm code is 778/0146

Nitrate Vulnerable Zone (NVZ)

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





Basic Payment Scheme Entitlements (BPSE)

The Seller may enter discussions with the Purchaser(s) to transfer the right to receive the 27.65 Region 1 and 2.78 Region 2 Basic Payment Scheme Entitlements (BPSE) in addition to the heritable property by separate negotiation. Note that 2.26 of the Region 1 Entitlements have previously been activated against seasonal grazing land by the sellers. Further details are available from the Selling Agents.

Any payments relating to the 2026 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) 2026 for the remainder of the scheme year.

Less-Favoured Area Support Scheme (LFASS)

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

Local Authority

Scottish Borders Council, Newtown, St Boswells, Melrose, TD6 0SA
Tel: 01835 824000 or Email customeradvice@scotborders.gov.uk

Scottish Government Rural Payments And Inspections Directorate

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

Minerals

In so far as these 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

All fixture and fittings within farmhouse and farm buildings are included in the sale price. No other items are included unless mentioned in the sales particulars.





Ingoing Valuation

The purchaser(s) of Shielsknowe 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.

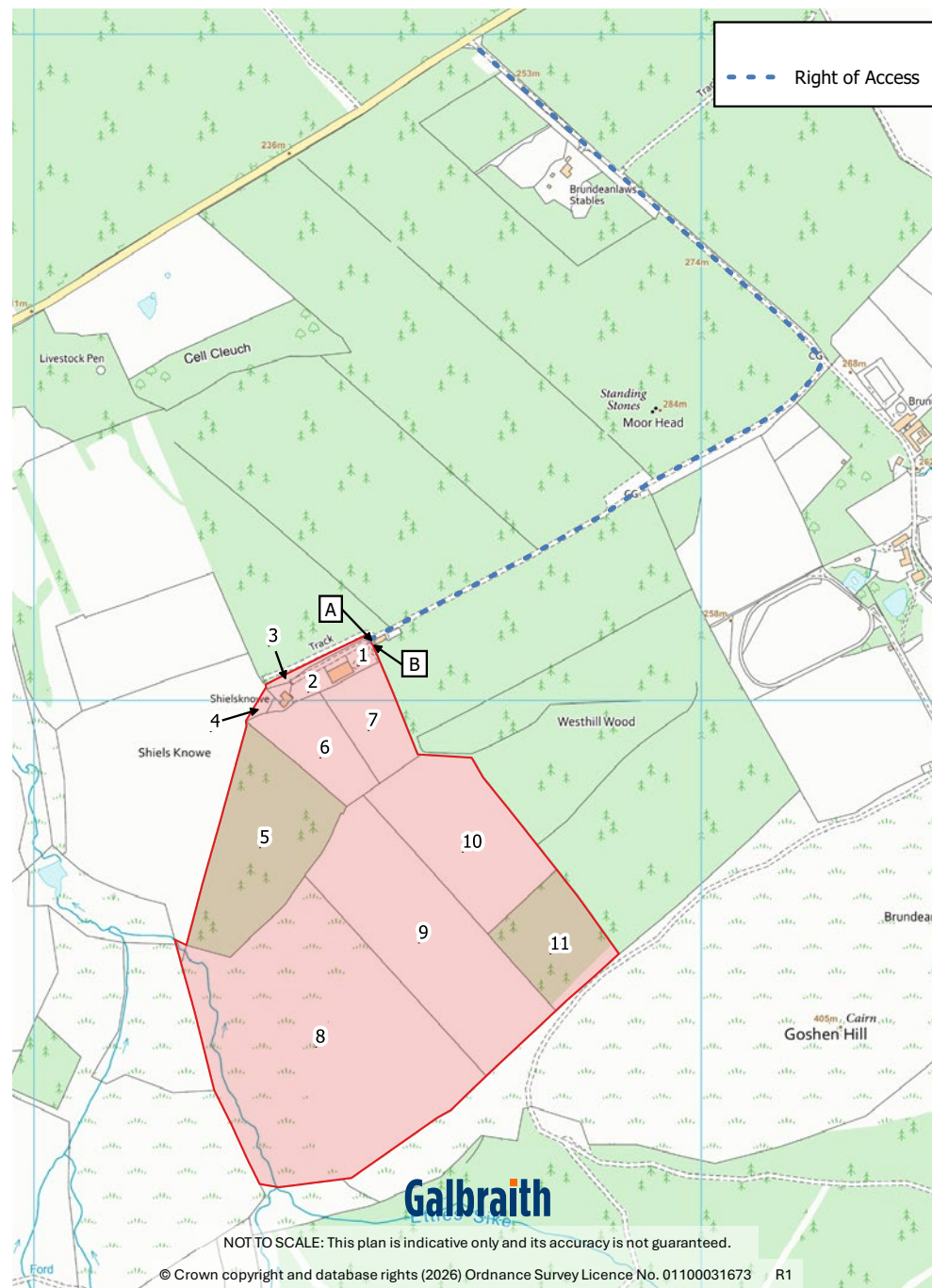
Deposit

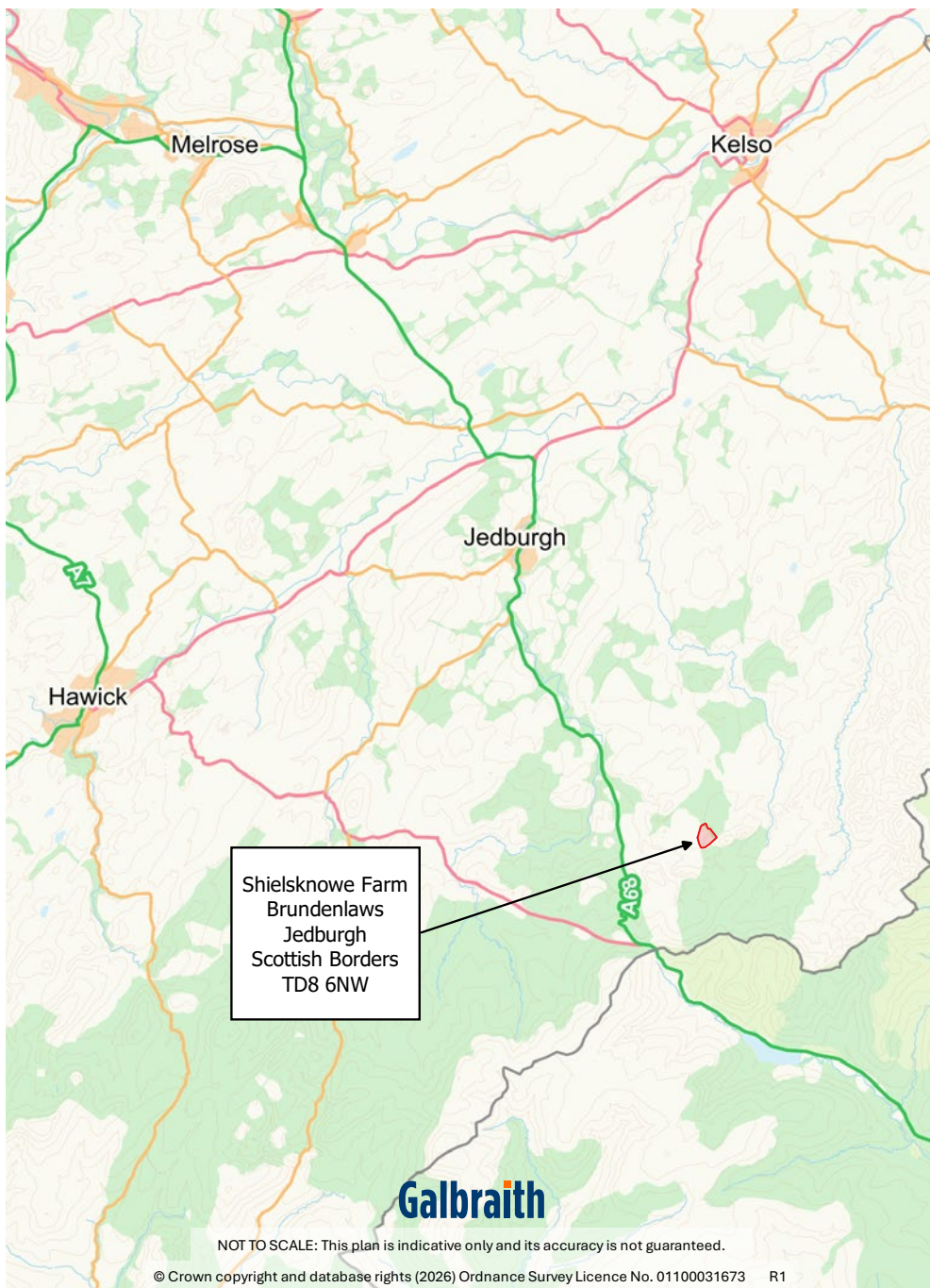
A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.



**Shielsknowe Farm, Brundenlaws,
Jedburgh, Scottish Borders, TD8 6NW**

Field No	Area		BPS Region	PASTURE/ GRAZING		WOODLAND		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	0.14	0.35	1	0.11	0.27			0.03	0.07
2	0.18	0.44	1	0.18	0.44				
3	0.11	0.27	1	0.11	0.27				
4	0.08	0.20	N/A	0.08	0.20				
5	4.24	10.48	2	0.85	2.10	3.39	8.38		
6	1.52	3.76	1	1.50	3.71			0.02	0.05
7	1.40	3.46	1	1.34	3.31			0.06	0.15
8	12.19	30.12	1	12.19	30.12				
9	6.15	15.20	1	6.15	15.20				
10	3.92	9.69	1	3.92	9.69				
11	2.12	5.24	2			2.12	5.24		
Misc	0.35	0.86						0.35	0.86
TOTAL	32.40	80.06		26.43	65.31	5.51	13.62	0.46	1.14





Shielsknowe Farm
Brundenlaws
Jedburgh
Scottish Borders
TD8 6NW

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NOT TO SCALE: This plan is indicative only and its accuracy is not guaranteed.

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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).

Access

The property is sold subject to any public rights of access exercisable in terms of the Land Reform (Scotland) Act 2003, it being noted that such rights do not apply to the curtilage of a dwellinghouse.

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 as satisfied themselves in respect thereof.

Solicitors

Cullen Kilshaw LLP, Waverley Chambers, Ladhope Vale, Galashiels, TD1 1BW

Post Code

TD8 6NW

What3Words

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

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 in reference to the farm buildings, farm land 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, or contact Alistair Christie in confidence in our Galbraith Stirling office Alistair.christie@galbraithgroup.com







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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 May 2026.