



WHITLAW FARMHOUSE
LAUDER, SCOTTISH BORDERS

Galbraith

WHITLAW FARMHOUSE, LAUDER, SCOTTISH BORDERS

A attractive farmhouse located within a secluded position close to Lauder

Lauder 2 miles ■ Edinburgh 35 miles

- Traditional farmhouse with 5 bedrooms and 3 public rooms
- Paddock extending to 2.27 Ha (5.61 Acres)
- Useful range of outbuildings located adjacent to the farmhouse
- Rural and secluded yet accessible location close to amenities
- Large area of private garden grounds and amenity woodland
- Traditional Walled Garden

For Sale as a Whole

About 2.27 Ha (5.61 Acres)

Galbraith

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 OnTheMarket





SITUATION

Whitlaw Farmhouse is situated in a private position about 2 miles to the north west of Lauder, a popular small Borders town located in the upper valley of the Leader Water. The town benefits from a good range of amenities including a modern and well regarded primary school, church, shops, hotels, petrol station and modern health centre. Secondary schooling is at the popular and highly regarded Earlston High School with further school options at St Mary's Preparatory School in Melrose or via the wider range of independent schools in Edinburgh.

This desirable and highly accessible area of the Scottish Borders is only 20 miles south east of the Edinburgh City By-pass and is within very easy reach of nearby Earlston (9 miles), Galashiels (12 miles) and Kelso (20 miles) which provide an excellent range of business services and recreational facilities. Edinburgh City is highly accessible either via the A68 through Lauderdale or rail travel via the Edinburgh-Borders railway which is 7 miles away in Stow.

Edinburgh Airport (35 miles) offers a wide range of domestic, European and international flights and Berwick-upon-Tweed lies 35 miles to the east and offers a regular rail service on the main east coast line to London King's Cross (journey

time approximately 3 hours 40 minutes). The local area renowned for its spectacular countryside and its many rural pursuits including hill walking, mountain biking, horse riding and the sporting opportunities afforded by local Estates and the River Tweed and its tributaries.

DESCRIPTION

Whitlaw Farmhouse is a substantial and traditional farmhouse set within a private area of garden ground, and accompanied by a paddock extending to approximately 2.27 Ha (5.61 Acres) in total. The farmhouse benefits from a right of access over a shared access road which leads from the minor public road adjacent to Lauder Fire Station.



The farmhouse benefits from a private and elevated position with south easterly views over the surrounding countryside. The property is of traditional stone construction set under a pitched slate roof and provides spacious accommodation over two floors. The accommodation and room dimensions are set out in more detail in the floor plan contained within these particulars.

Garden Ground

The property is surrounded by an attractive area of garden which is mostly laid to lawn with a large area of gravel to the west providing a sufficient area for parking a number of vehicles. There is also a patio and outdoor dining area located to the east of the house. The garden is enclosed to the north and south by areas of mature broadleaved trees, which provide shelter and privacy from the adjacent properties. Located immediately adjacent to the farmhouse there is a former Walled Garden area which separates the farmhouse from the adjoining third party property known as Ladypart House.

Outbuildings

Adjoining the farmhouse to the west are several traditional outbuildings set under slate roofs comprising wood and coal stores and an outdoor WC.

Boiler Shed (5.13m x 3.32m)

Located to the rear of the farmhouse, of block construction, under a tin roof with a concrete floor. The building houses a domestic biomass boiler which was installed in 2016 and serves the farmhouse.

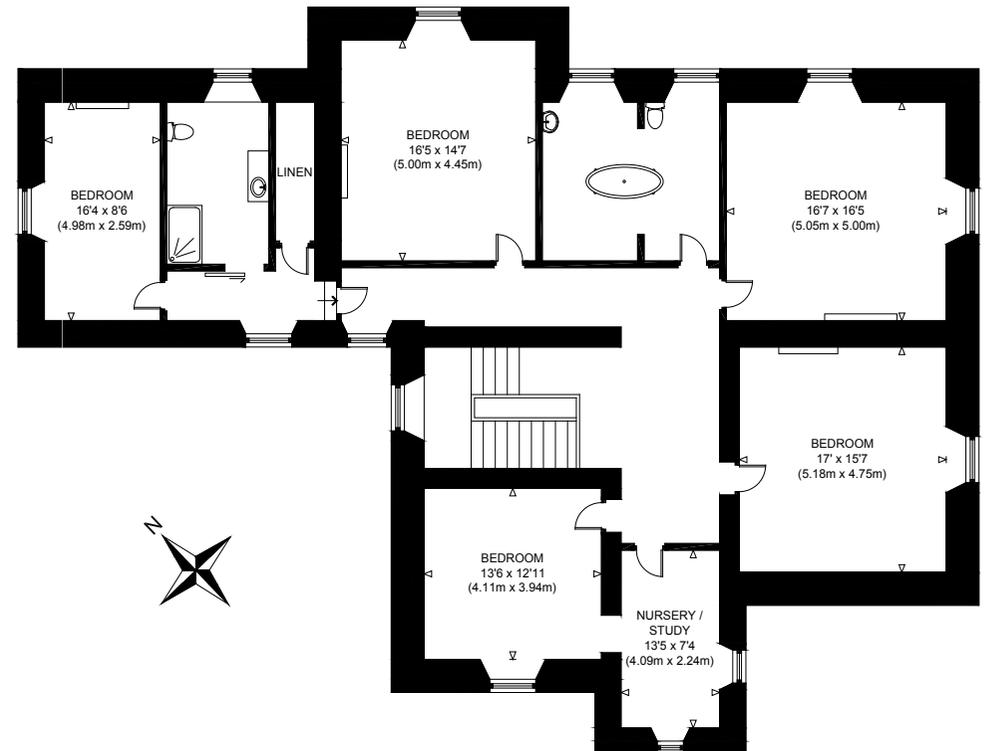
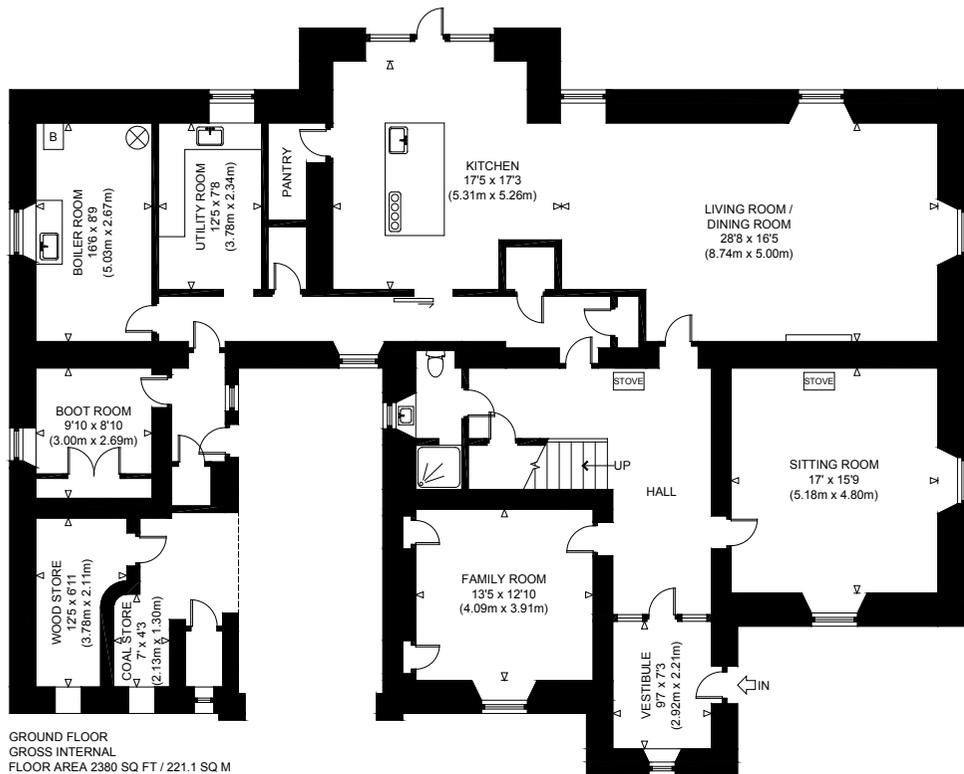
Nissan Hut

Located to the rear of the Walled Garden, of steel portal frame construction under a tin roof with an earth floor.

Land & Grounds

The land area accompanying the farmhouse extends to approximately 2.27 Ha (5.61 Acres) in total and comprises a mix of amenity woodland to the north and south of the house with a small paddock to the east extending to approximately 1.1 Ha (2.72 Acres). The paddock has principally been classified as Grade 4.2 by The James Hutton Institute. The paddock can be easily accessed from either the shared access road or the farmhouse and would be well suited for the grazing of livestock or equestrian use. The land sits between approximately 236m to 249m above sea level at its highest point on the northern boundary directly above the residential dwelling.





WHITLAW FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4585 SQ FT / 426.0 SQ M
EXTERNAL WOOD STORE / COAL STORE AREA 192 SQ FT / 17.8 SQ M
TOTAL COMBINED FLOOR AREA 4777 SQ FT / 443.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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SERVICES

Property	Water	Electricity	Heating	Drainage	Council Tax	EPC
Whitlaw Farmhouse	Private	Mains	Domestic Biomass Boiler, Solid Fuel Stoves & Kerosene	Private Septic Tank	Band G	F26

DIRECTIONS

From Edinburgh travel south on the A68 towards Lauder. Upon approach to Lauder and just before the Co-op/Service Station, take first right onto Whitlaw Road and signed Industrial Estate. Follow this road through the industrial estate, past the fire station onto private road for about 1.7 miles and the entrance to Whitlaw Farmhouse is situated on the right. The farm buildings are located about 150m beyond the entrance to the farmhouse to the left of the farm road.

POST CODE

TD2 6QA

WHAT3WORDS

Farmhouse:
<https://what3words.com/youth.herbs.litigate>

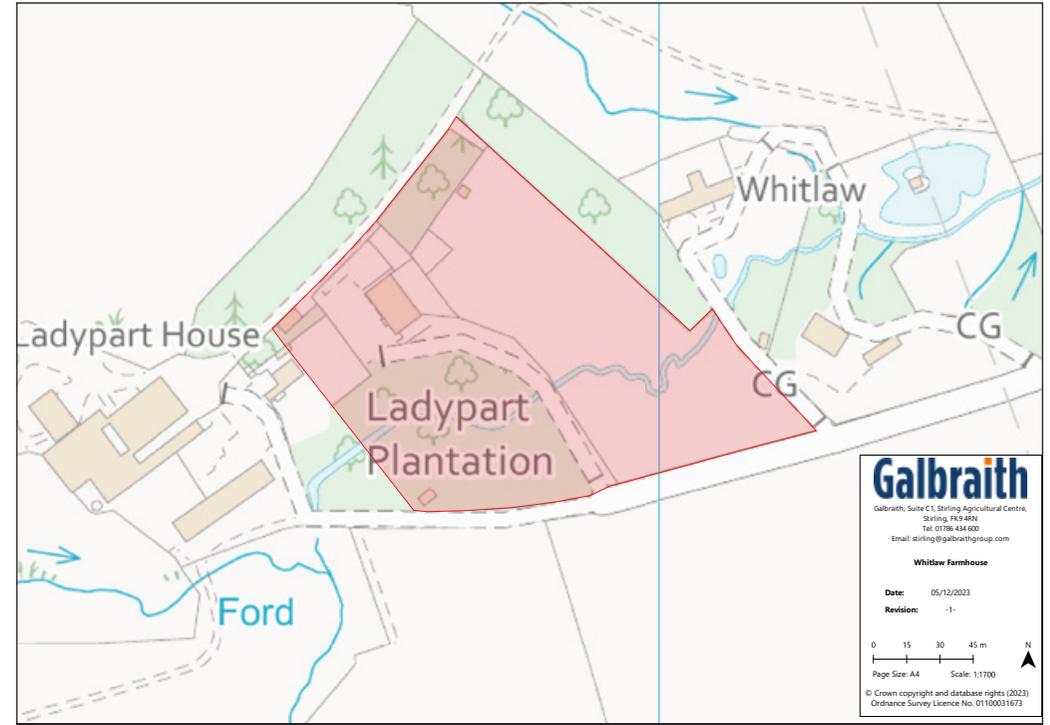
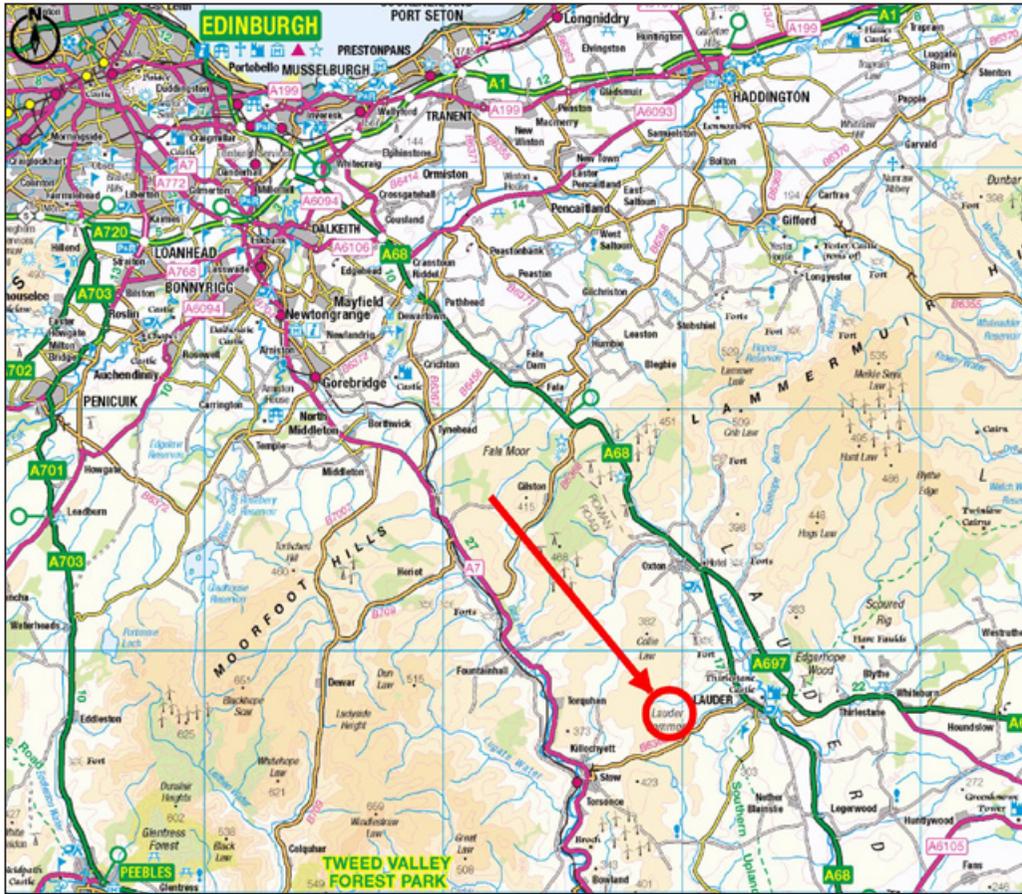
SOLICITORS

Gillespie Macandrew
 5 Atholl Cres
 Edinburgh
 EH3 8EJ
 T: 0131 225 1677
 W: www.gillespiemacandrew.co.uk

LOCAL AUTHORITY

Scottish Borders Council
 Council Headquarters
 Newtown St Boswells
 TD6 0SA
 T: 01835 824000
 W: www.scotborders.gov.uk





ENTRY

A date of entry will be by mutual agreement.

FIXTURES AND FITTINGS

No other items are included unless specifically mentioned in these particulars.

SPORTING RIGHTS

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

TIMBER

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

MINERALS

The mineral rights are not included in the sale insofar as they are not owned by the Seller.

DEPOSIT

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

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents

HEALTH & SAFETY

The property is located within an agricultural holding and appropriate caution should be exercised at all times during inspection.

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

Plans have been approved for a large neighbouring woodland plantation scheme which lies to the north west of the subjects of sale. Further details are available from the Selling Agents.

The farmhouse is accessed via a private road that leads west from the adopted public road at Lauder Industrial Estate. The private road is shared with another 4 proprietors and also forms part of the Core Path which leads west from Lauder. Any repair or an obligation to contribute towards the cost of the upkeep of the farm road is shared on a user basis.

A deed of condition will be entered into by the purchasers governing access, maintenance, shared access, service media and boundaries.

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.

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Whitlaw Farmhouse

Date: 05/12/2023
 Revision: -1-

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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. Photographs taken in July 2023 8. Particulars amended December 2023.

Galbraith