



# LAND AT HILLFIELD COCKBURNSPATH, SCOTTISH BORDERS, TD13 5YT

## Area of land adjacent to the A1107

Cockburnspath 2.5 miles ■ Dunbar 10 miles ■ Berwick upon Tweed 20miles

About 15.05 hectares (37.2 acres)

- Adaptable block of pasture land.
- Registered agricultural small holding.
- Great access direct from A1107.
- Full planning permission granted for temporary dwelling and agricultural shed
- Stunning location on the Berwickshire east coast.

# Galbraith

Scottish Borders  
01573 224244  
kelso@galbraithgroup.com

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**OnTheMarket**

## SITUATION

Heading east from the A1, the land lies to the south of the A1107, just passed Pease Bridge. The nearest town of Dunbar offers a good range of local amenities as well as access to the east coast railway line. Berwick Upon Tweed offers further amenities and services. This area of the Scottish Borders offers direct access to many of the sites and activities that it has to offer, whether land or water based.

## DESCRIPTION

The area of Land at Hillfield Farm is fenced into two main parcels with further smaller sub divisions towards the entrance off the A1107. It enjoys the benefit of a mains water supply. There is an electricity supply crossing the land with timber poles, however the purchaser will have to make their own enquiries regarding a connection.

## METHOD OF SALE

The land is offered for sale as a whole.

## THE LAND

The land extends to 37.2 acres and has been classified as 3.2 freely drained by the James Hutton Institute and sits between 79m at its lowest point and rises to 170m at its highest point.

There is planning in place for the erection of Temporary Dwelling (Ref. 22/01394/FUL) as well as planning for an agricultural shed (Ref. 19/01726/AGN).

The Land at Hillfield is a registered small holding (CPH 71/246/0032),

## LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000

## BASIC PAYMENT SCHEME (PBS) 2023

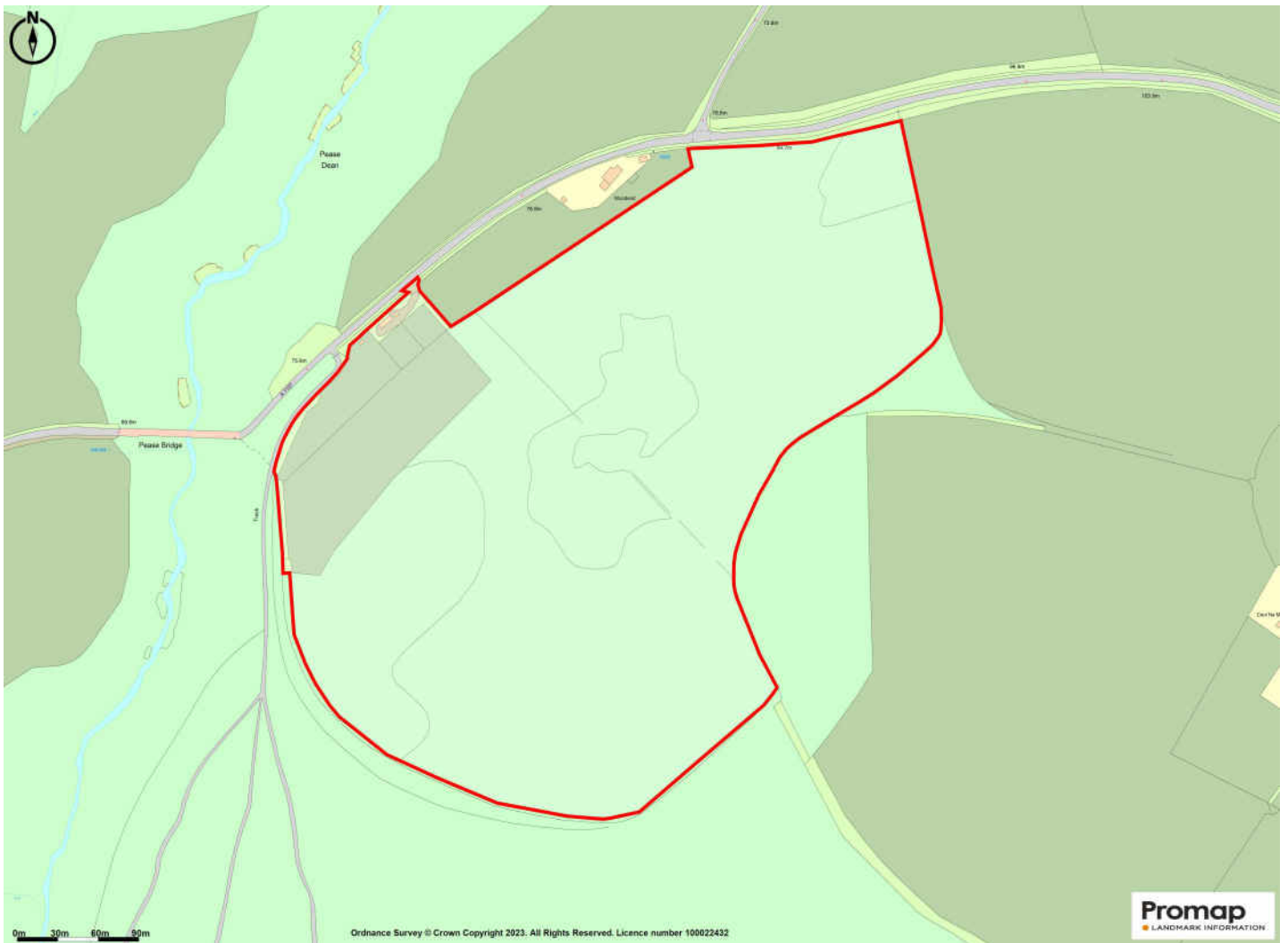
Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (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 FAVOURED AREA SUPPORT SCHEME

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





### IACS

All of the land has been registered for IACS purposes.

### 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.

### WHAT3WORDS

What3Words: taller.mini.clings

### SPORTING RIGHTS

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

### MINERALS

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

### VIEWINGS

Strictly by appointment with the selling agents.

### POSTCODE

TD13 5YT

### 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide, along with their offer, either:

- (a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID, or:
- (b) Copies of such primary and secondary ID certified and dated by the purchasers' Solicitors as true copies along with written
- (c) confirmation from the purchasers' Solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

### MORTGAGE 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 please contact Alistair Christie on 07500794201. Email: [Alistair.christie@galbraithgroup.com](mailto:Alistair.christie@galbraithgroup.com)



## 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, together with proof of funding and Identification. 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 March 2023.

