



WHITLAW FARM
LAUDER, SCOTTISH BORDERS

Galbraith

WHITLAW FARM, LAUDER, SCOTTISH BORDERS

A productive mixed farming unit with diversification potential

Lauder 2 miles ■ Edinburgh 35 miles

- Traditional farmhouse with 5 bedrooms and 3 public rooms
- Productive block of pasture and grazing ground
- A useful and adaptable range of modern and traditional farm buildings
- Buildings with future development potential (subject to necessary planning consents)
- Large yard area providing ample space for storage
- Areas of amenity woodland providing privacy and shelter
- Potential to expand environmental interests through Natural Capital Schemes
- Rural and secluded yet accessible location close to amenities

For Sale as a Whole or in 3 Lots

About 33.66 Ha (83.17 Acres)

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket



Lot 1 & 3



SITUATION

Whitlaw Farm 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). Traditionally this area of the Borders is known for its mixed farming units combining fertile land capable of producing excellent yields of a range of crops and extensive areas of pasture and grazing land well suited to the rearing of livestock. The area is also 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.

Agriculturally, the local area is well provided for by merchants and suppliers, with the nearby St Boswells Mart (13.5 miles), Stirling Mart (67 miles) and the Borderway Mart at Carlisle (75 miles) used as outlets for livestock which the area is renowned for producing.

DESCRIPTION

Whitlaw Farm comprises a mixed farming unit benefitting from a substantial and traditional farmhouse set within a private area of garden ground, an excellent range of modern and traditional farm buildings which are located centrally within the holding, and an area of farmland extending to approximately 33.66 Ha (83.17 Acres) in total. The farmland has been classified by The James Hutton Institute as Grade 4.2 and 5.1 with smaller areas of Grade 4.1 and 3.2. The fields have access from an internal network of farm tracks and are down to a mix of pasture and grazing ground. There are several areas of amenity woodland which comprise a mixture of commercial and amenity trees which have been sympathetically planted to provide shelter and environmental benefits. The farm benefits from a right of access over a shared access road which leads from the minor public road adjacent to Lauder Fire Station.

METHOD OF SALE

The farm is offered for sale as a whole or in 3 lots.

Lot 1



LOT 1: WHITLAW FARMHOUSE, GARDEN, OUTBUILDINGS AND PADDOCK 2.27 HA (5.61 ACRES)

Whitlaw Farmhouse

The farmhouse is situated centrally within the holding and to the east of the range of farm buildings. 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 under a tin roof with an earth floor.

Land & Grounds

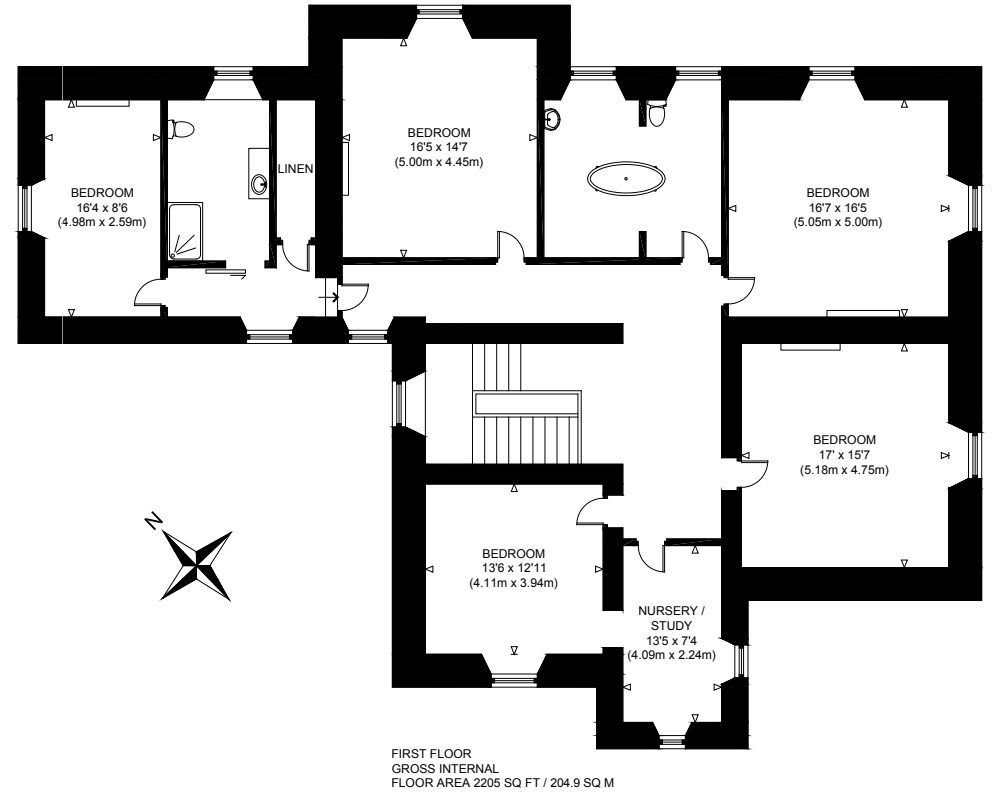
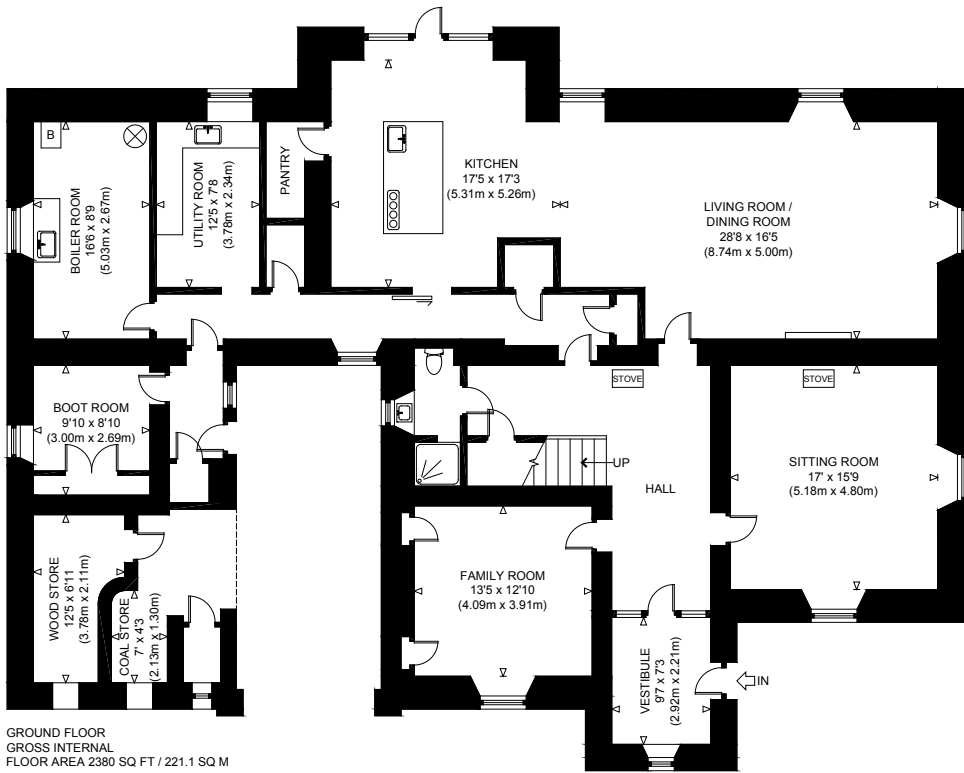
The land area accompanying Lot 1 extends to approximately 2.27 Ha (5.61 Acres) in total and comprises a mix amenity woodland to the north and south of the house with a small paddock to the east extending to approximately 1.1 Ha (2.72 Acres). The paddock has principally been classified as Grade 4.2 by 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.

Lot 1



Lot 1





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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www.photographyandfloorplans.co.uk



Lot 2



LOT 2: LAND EXTENDING TO 25.72 Ha (63.55 Acres)

The farmland within Lot 2 extends to 25.72 Ha (63.55 Acres) and comprises of 7 enclosures which lie to the south of the farmhouse. The farmland has been principally classified as Grade 4.2 by The James Hutton Institute with some smaller areas of Grade 3.2 to the north and 4.1 to the south east. The majority of the land is down to pasture and used for grazing purposes, and overall the land in Lot 2 rises from approximately 223m to 305m above sea level at its highest point on the south western boundary of the lot. The shared access road provides direct access to Lot 2. There is a small area of woodland located to the east of the subjects which extends to about 1.12 Ha (2.77 Acres).

Lot 3



LOT 3: FARM BUILDINGS AND LAND 5.67 Ha (14.01 Acres)

Traditional Buildings

Located to the west of the farmhouse there are number of traditional farm buildings, of stone and slate construction which are currently used for storage. Although largely redundant for agricultural purposes they may present the opportunity for development for alternative use subject to obtaining necessary planning consents. The buildings comprise:

Traditional Barn / Stables (30.30m x 5.12m)

Of traditional stone construction under a slate and corrugated roof with part concrete and cobbled floor. The building is split into a former mill room and stable with two loose pens.

Traditional Stable/Store (31.79m x 5.55m)

Of traditional stone construction under a slate roof with a stone floor.

Modern Buildings

Located to the north and south of the traditional building there is a further range of more modern and adaptable buildings which comprise:

Cattle Court 1 (36.7m x 20.47m)

Of steel portal frame construction under a box profile roof with an earth and stone floor. There is a cattle race to the rear of shed and feed barriers along front of the building.

Store Shed (23.30m x 17.70m)

Of steel portal frame construction under a corrugated roof with a concrete floor and stone walls. There is former grain intake pit at one end of the building which is now redundant.

Cattle Court 2 (27.16m x 14.96m)

Of steel portal frame construction under a corrugated roof with brick walls and a stone floor which is split on two levels.

Cattle Court 3 (48.80m x 19.99m)

Of steel portal frame construction under a box profile roof with concrete panel walls and a stone floor.

Pole Barn (12.90m x 6.54m)

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

Straw Shed (12.9m x 11.7m)

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

Sheep Shed (14.9m x 4.63m)

Of timber frame construction under a corrugated roof with a concrete plinth.

Grain Tower

100 tonne moist Grain Tower.

Yard Area

There is an area of hard standing located to the north and south of the farm buildings which provides ample space for fodder and machinery storage.

The purchaser of Lot 3 will benefit from a right of access over the area of ground to the south of the modern cattle shed shown in green on the sale plan.

In addition, please note the Modern Straw Shed and part of the yard area to the north of the farm steading (outlined in yellow on the sale plan) will be subject to a licence to occupy arrangement in favour of the Sellers until 30th of April 2024.

Lot 3



Farmland

The land within Lot 3 extends to approximately 5.67 Ha (14.01 Acres) in total including roads, yards and buildings. The farmland principally lies to the south of the farm steading and has been classified as Grade 4.2 and 5.1 by The James Hutton Institute. The land is currently split into 3 enclosures and sits approximately 236m to 262m above sea level at its highest point on the south eastern boundary of the property. The fields can be easily accessed from the steading and access roads and would be well suited for the grazing of livestock and other forms of amenity use.

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

Lot 1: <https://what3words.com/youth.herbs.litigate>

Lot 2: <https://what3words.com/screaming.detection.bypassed>

Lot 3: <https://what3words.com/bedspread.mothering.stripped>

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

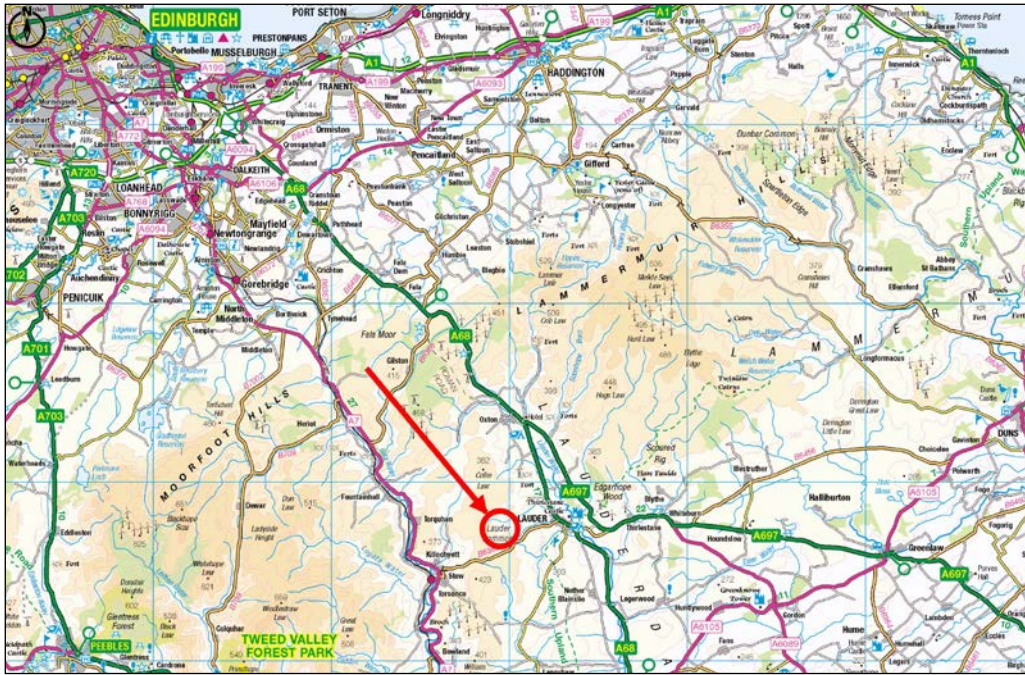
SGRPID (GALASHIELS)

Cotgreen Road
Tweedbank
Galashiels
TD1 3SG
T: 0300 2441400
W: SGRPID.galashiels@gov.scot

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 FAVOURED AREA SUPPORT SCHEME (LFASS)

Whitlaw Farm lies within a Less Favoured Area and any payment made in relation to the current farming year (2023) will be retained by the Seller.

IACS

All of the land is registered for IACS purposes. If applicable a purchaser will be required to apply for a new holding number following entry to the farm/lots.

INGOING VALUATION

The purchaser(s) of Whitlaw Farm 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 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.

There will be no ingoing valuation once the current crop has been removed.

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 the 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 5% over Bank of Scotland borrowing rate.

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. There are some areas of woodland on the farm which are subject to historic Scottish Rural Development Programme (SRDP) Scheme which has now expired, but there are remaining Annual Recurrent Payments to be received with respect to these areas of woodland.

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 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 farm 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.

The Modern Straw Shed and part of the yard area to the north of the farm steading (as outlined on the sale plan) will be subject to a licence to occupy arrangement in favour of the Sellers until 30th of April 2024.

There is private water pipe which crosses part of the land forming Lot 3 and serves the properties known as Whitlaw Farmhouse, Whitlaw Cottage, Trabrown Hill, and Ladypart House.

The purchaser of Lot 3 will benefit from a right of access over the area of ground to the south of the modern cattle shed which is shown in green on the sale plan.

In the event the farm is sold in lots, 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.

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 on 01786 435047 or Email: alistair.christie@galbraithgroup.com

Whitlaw, Lauder, Scottish Borders, TD2 6QA

| Field No | Area | | BPS Region | PASTURE/GRAZING | | WOODLAND | | OTHER LAND | |
|--------------|--------------|--------------|------------|-----------------|--------------|-------------|-------------|-------------|-------------|
| | (Ha) | (Acre) | | (Ha) | (Acre) | (Ha) | (Acre) | (Ha) | (Acre) |
| Lot 1 | | | | | | | | | |
| 1 | 0.11 | 0.27 | 1 | | | 0.11 | 0.27 | | |
| 2 | 1.10 | 2.72 | 1 | 1.10 | 2.72 | | | | |
| 3 | 0.57 | 1.41 | | | | 0.57 | 1.41 | | |
| Misc | 0.49 | 1.21 | | | | | | 0.49 | 1.21 |
| TOTAL | 2.27 | 5.61 | | 1.10 | 2.72 | 0.68 | 1.68 | 0.49 | 1.21 |
| Lot 2 | | | | | | | | | |
| 4 | 10.26 | 25.35 | 1 | 10.26 | 25.35 | | | | |
| 5 | 1.12 | 2.77 | 2 | | | 1.12 | 2.77 | | |
| 6 | 8.16 | 20.16 | 1 | 8.16 | 20.16 | | | | |
| 7 | 6.18 | 15.27 | 1 | 6.18 | 15.27 | | | | |
| TOTAL | 25.72 | 63.55 | | 24.60 | 60.79 | 1.12 | 2.77 | | |
| Lot 3 | | | | | | | | | |
| 8 | 1.11 | 2.74 | 1 | 1.11 | 2.74 | | | | |
| 9 | 0.91 | 2.25 | 1 | 0.91 | 2.25 | | | | |
| 10 | 2.68 | 6.62 | 1 | 2.68 | 6.62 | | | | |
| Misc | 0.97 | 2.40 | | | | | | 0.97 | 2.40 |
| TOTAL | 5.67 | 14.01 | | 4.70 | 11.61 | | | 0.97 | 2.40 |
| TOTAL | 33.66 | 83.17 | | 30.40 | 75.12 | 1.80 | 4.45 | 1.46 | 3.61 |

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648000

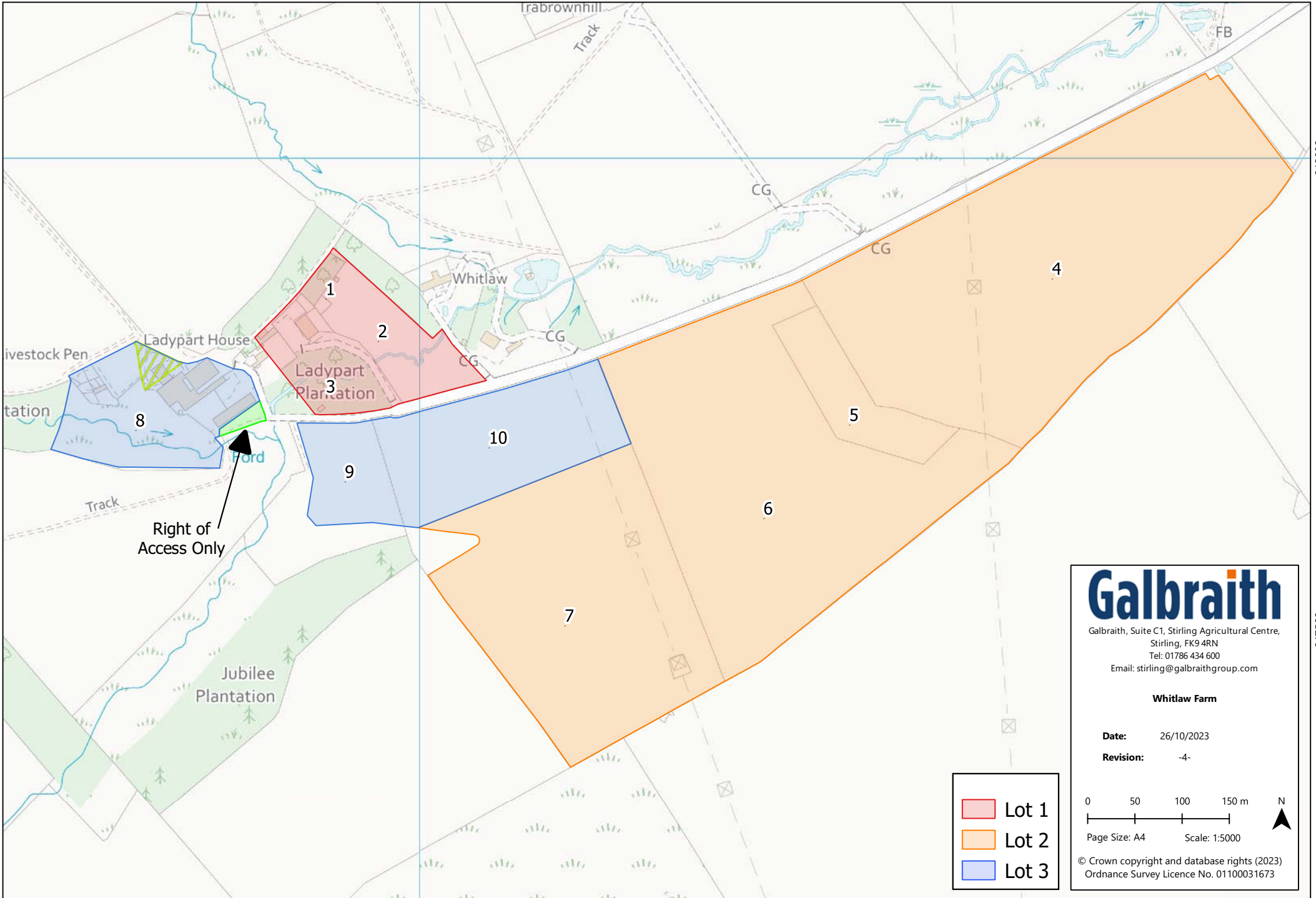
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Right of
Access Only

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

Whitlaw Farm

Date: 26/10/2023
Revision: -4-

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Lot 1
 Lot 2
 Lot 3



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 October 2023.

Galbraith