

# LAND AT REDPATH

EARLSTON, SCOTTISH BORDERS



**Galbraith**



# LAND AT REDPATH, EARLSTON, SCOTTISH BORDERS

An attractive area of pasture land adjacent to the village of Redpath

Earlston 2 miles ■ Melrose 4 miles ■ Edinburgh 35 miles

- Versatile block of pasture ground
- Good access to a wider road network via the A68
- Rural yet accessible location close to amenities
- Land with longer term development potential (subject to necessary planning consents).

About 9.96 Ha (24.6 Acres) in total

For sale as a whole

## Galbraith

Kelso  
01573 224 244  
kelso@galbraithgroup.com

 OnTheMarket







#### SITUATION

The land is situated adjacent to the settlement of Redpath, a charming village set in the heart of the Borders between Melrose and Earlston. The field is easily accessible to the A68 providing good access to Edinburgh and the south. The nearby towns of Melrose and Earlston provide a wide variety of independent shops, restaurants, hotels and other professional services. The Borders Rail Link with Tweedbank is 5 miles distant

#### DESCRIPTION

The Land at Redpath comprises a productive block of pasture land which extends to approximately 9.96 Ha (24.6 Acres) in total, and is situated in private position to the north of Redpath. The land is bound to north and west by an area of woodland which follows the Leader Water and lies immediately adjacent to the settlement boundary of Redpath. The land is gently sloping with a south westerly aspect towards the village of Redpath, lying between 99m above sea level at its lowest point adjacent to western boundary to 137m above sea level at its highest point on the north east of the subjects. The land has been classified as being grade 4.2 by the James Hutton Institute and has been down to pasture for a number of years and used for grazing and fodder production. There is a mains fed water trough located within the field to the south of the subjects.

#### METHOD OF SALE

The land is offered for sale as a Whole

#### WHAT-THREE-WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: w3w.co/rushed.sweep.waltzed

#### SOLICITORS

Anderson Strathern  
1 Rutland Court  
Edinburgh  
EH3 8EY  
T: 0131 270 7700  
E: Stuart.Orr@andersonstrathern.co.uk

#### 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 included in the sale insofar as they are owned by the Seller.

#### DESIGNATIONS

The subjects fall within Eildon and Leaderfoot National Scenic Area. Further details are available from Nature Scot website [sitelink.nature.scot](http://sitelink.nature.scot)

The Land at Redpath currently falls outwith the settlement boundary for Redpath village as defined within the Scottish Borders Local Development Plan

(LDP) which was adopted on 12 May 2016, but given the strategic location of the land in terms of the wider settlement the land may present longer term development potential subject to obtaining necessary planning consents.

A small area of the subjects of sale falls within the wider Redpath Conservation Area. Further details are available from the Scottish Border Local Planning Authority. [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

#### THIRD PARTY RIGHTS AND SERVITUDES

A small area of the subjects which is adjacent to the access track is used and looked after by local residents of the village. Although there is no formal agreement in place in respect of the use of this area, the Seller's preference is for this area to continue to be used by the local residents going forward. Further details are available from the Selling Agents.

There are various rights in favour of a number of proprietors of the adjacent dwelling houses to south of farmland in relation to drainage.

There is a deed of servitude in relation to a power line crossing the subjects.

The owners of the houses in the former Morrison homes development also benefit from various rights over the subjects in relation to an outlying area of ground which forms a reed bed, which is bound but excluded from the subject of sale.

The owners of Redpath West Farmhouse have a heritable and irredeemable servitude right of pedestrian and vehicular access over the small area of land currently used by the local residents to the south of the subjects.

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.

#### VIEWING

By appointment with the Selling Agents.

#### LOCAL AUTHORITY

Scottish Borders Council  
Council Headquarters  
Newton St Boswells  
Melrose  
TD6 0SA  
T: 01835 824 000

#### SGRPID

Cotgreen Road  
Tweedbank  
Galashiels  
TD1 3SG  
T: 0300 244 1400  
E: [SGRPID.galashiels@gov.scot](mailto:SGRPID.galashiels@gov.scot)



### BASIC PAYMENT SCHEME (BPS) 2024

Any BPSE Payments relating to the 2024 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)

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

### IACS

All of the land has been registered for IACS purposes and classed as region 1.

### NITRATE VULNERABLE ZONE

The Land at Redpath falls within the Edinburgh, East Lothian and Borders NVZ area.

### INGOING VALUATION

The Purchaser(s) of the Land at Redpath 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.

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.

### 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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) Originals of primary (eg a passport) and secondary (eg 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 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 and to discuss any proposals in confidence please contact Alistair Christie on 07500794201. Email: Alistair.christie@galbraithgroup.com

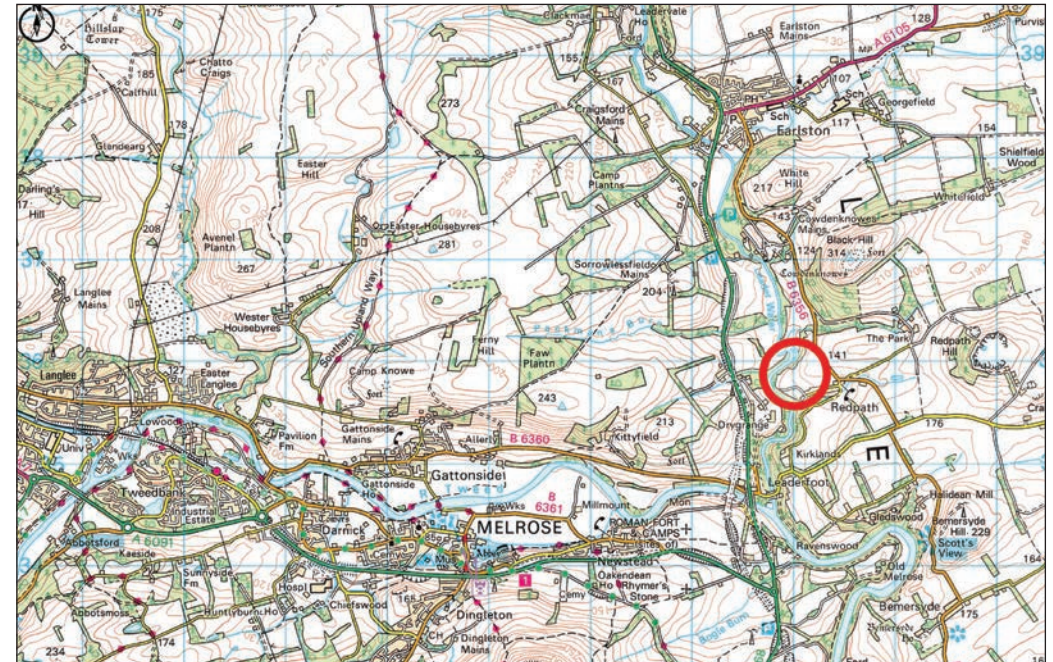
### IMPORTANT NOTES

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 Formal offers in the acceptable Scottish Legal Form confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. Tel: 01786 434600 Fax: 01786 450014 Email: [stirling@galbraithgroup.com](mailto:stirling@galbraithgroup.com) 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 July 2022. 8. Particulars prepared July 2022.



Area subject to use by village residents





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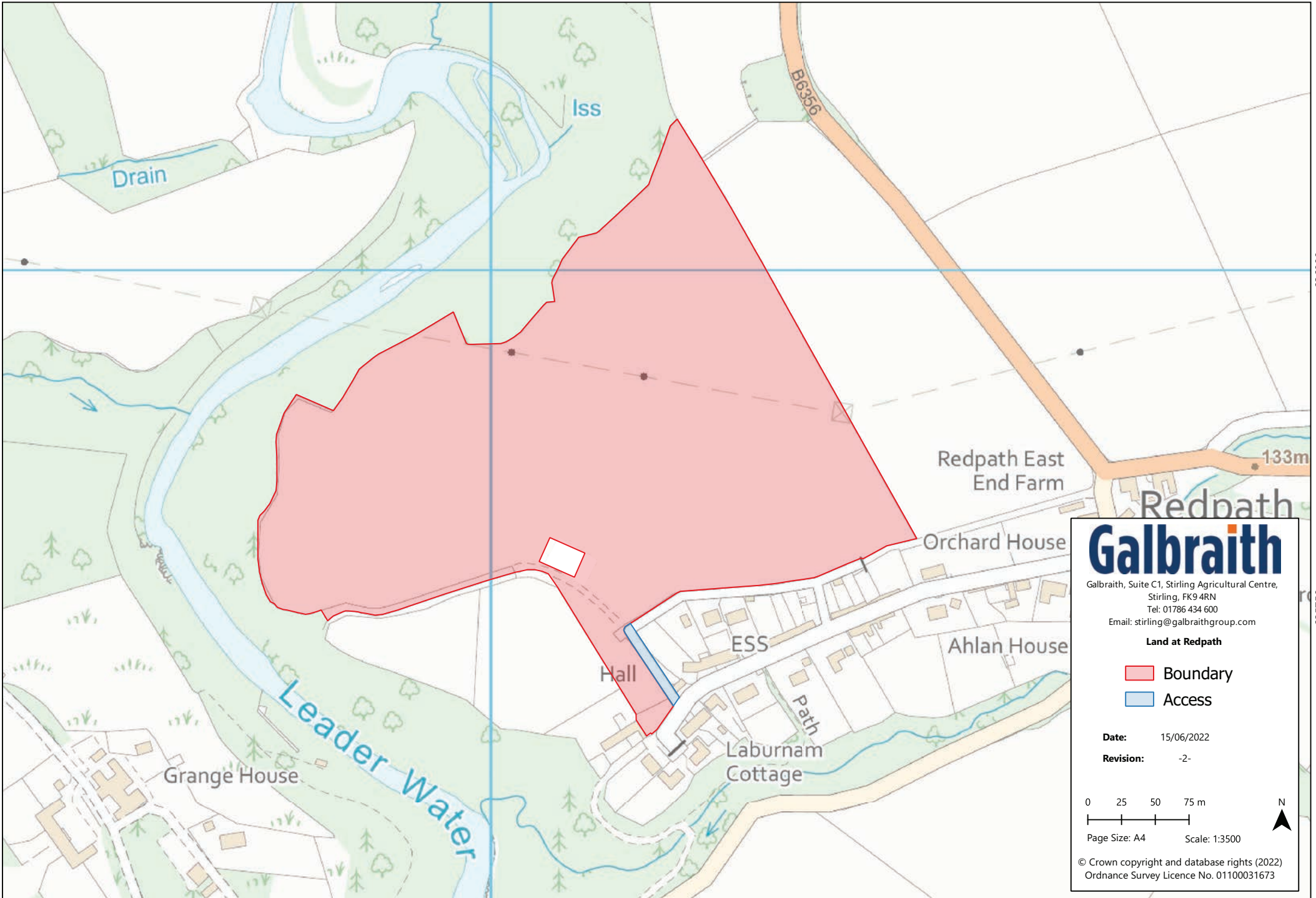
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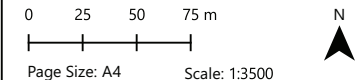
# Galbraith

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### Land at Redpath

- Boundary
- Access

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