EILDON MAINS FARM
Eildon, Melrose, Scottish Borders, TD6 9HB

In all about 99.61 acres (40.32 ha)
EILDON MAINS FARM
Eildon, Melrose, Scottish Borders, TD6 9HB
Newtown St Boswells 1 mile, Melrose 2 miles, Tweedbank Station 4.5 miles, Galashiels 7.5 miles, Edinburgh 35 miles

A PRODUCTIVE WELL MAINTAINED STOCK & EQUESTRIAN FARM LOCATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY YET WITHIN EASY COMMUTING DISTANCE OF EDINBURGH

- MODERN 3/4 BEDROOM FARMHOUSE
- TRADITIONAL AND MODERN FARM STEADING
- 39.18 UNITS OF REGION ONE BASIC PAYMENT ENTITLEMENTS (254.54 EUROS in 2016)
- RING FENCED FARM
- EQUESTRIAN POTENTIAL
- EPC-C76

IN TOTAL ABOUT 99.64 ACRES 40.32HA)
INTRODUCTION
Eildon Mains is situated about 1 mile north of Newtown St Boswells and about 2 miles west of Melrose. Eildon Mains lies in a scenic and fertile farming region of the Scottish Borders. This area is renowned for the production of its quality livestock, arable crops and early grass growing potential. This small farm benefits from lying within commuting range of the capital city of Edinburgh. The recently refurbished station at Tweedbank is less than a 10 minute drive from Eildon Mains.

All essential services can be found in the nearby towns of Melrose and Newtown St Boswells to include Primary and Secondary education, shops, hotels, restaurants and a wide range of professional services.

This area of the Scottish Borders is noted for its spectacular landscape and rolling hills, which provides a vast range of opportunities for the outdoor enthusiast to include wonderful walks, game, coarse fishing as well as shooting, & cycling. Melrose is renowned for the rugby club with the Melrose 7's having been a fixture since 1880's. The area is also served with numerous challenging golf courses.

There are numerous equestrian activities, which are a feature of this area including renowned hunts and branches of the Pony Club of Great Britain.

Eildon Mains offers the successful purchaser the opportunity to acquire a small easily managed productive farm in an area of outstanding natural beauty. The property has been utilised for the breeding and rearing of pedigree cattle as well as equestrian livery. Eildon Mains benefits from a modern farmhouse erected under a Section 75 agreement, both modern and traditional farm buildings, with the land of Eildon Mains lying within a ring fence with excellent roadside access.

DIRECTIONS
Travelling south on the A68 about ½ mile after the Leaderfoot roundabout take the right turn signed to Eildon. Continue up this road to the staggered crossroads. And turn right at the crossroads and head up the road for a ¼ mile. Eildon Mains is the only farm on the right before the road closed barrier. The Farmhouse is beyond the farm buildings (as indicated on the Location Plan that forms part of these particulars)

METHOD OF SALE
The property is offered for sale by private treaty as a whole

GUIDE PRICE
Offers for Eildon Mains as a whole are sought in excess of: £950,000.

PARTICULARS OF SALE

EILDON MAINS FARMHOUSE
A modern 1½ storey farmhouse under a tiled roof, occupying an elevated site with views over the River Tweed towards the Scots View. The property sits within its own garden grounds and provides comfortable family accommodation over two floors as follows:

GROUND FLOOR
• Entrance Porch (3.05m x 2.97m)

VIEWING
By appointment with the sole selling agents:
Threave Rural
The Rockcliffe Suite
The Old Exchange
Castle Douglas, DG7 1TJ
Tel: 01556 502701
Email: enquiries@threaverural.co.uk
Web: www.threaverural.co.uk
• **Central Hallway**
  With staircase off.

• **Sitting Room** (8.46m x 4.27m & 3.04m x 3.50m)
  ‘L’ shaped open plan room with wood burning stove and five sets of triple glazed doors leading to the garden grounds.

• **Kitchen / Breakfast Room** (4.26m x 4.41m)
  With Multi-fuel Rayburn range and full range of floor and wall units.

• **Cloakroom** (1.6m x 1.52m)
  With WC & WHB.
• **Utility Room** (4.72m x 2.59m)
  Floor and wall units, sink and drainer, plumbed for automatic washing machine.

• **Rear Vestibule** (2.5m x 1.8m)
  Housing central heating boiler.

• **Shower Room** (2.5m x 1.73m)
  Free standing shower, WC & WHB.

• **Integral Garage** (6.13m x 3.56m)

• **Master Bedroom** (4.58m x 3.85m)
  With built-in wardrobes and en-suite bathroom with WC, WHB & bath.

• **Double Bedroom 2** (3.5m x 3.84m)
  With built-in wardrobes and en-suite bathroom with WC, WHB & free standing shower.

• **Double Bedroom 3** (3.5m x 3.56m)
  With built-in wardrobes and en-suite bathroom with WC, WHB & free standing shower.

**FIRST FLOOR**

• **Open Plan Floored & Lined Attic** (23.26m x 4.25m)
  With coombed ceiling and windows at either end. Potential to sub-divide into various rooms.

**OUTSIDE**

Well-kept and easily maintained garden grounds to the front and side of the property, comprising of raised beds, vegetable plot & fruit trees. Beyond the garden grounds is a fenced poultry enclosure.
SERVICES

• Mains water
• Mains electricity
• Private drainage
• Mains gas central heating system
• Heat exchange system off Rayburn
• The telephone is installed subject to the normal BT regulations.

COUNCIL TAX
The dwelling house has a council tax banding of Band G

THE FARM STEADING
To the south of the farmhouse is a range of traditional and modern farm buildings. The steading briefly comprises:

• Former Silage Pit (18.25m x 11m)
  With box profile roof and concrete panel walls, utilised as cattle housing.

• Stable Block (9.14 x 3.68m)
  Of timber portal construction with box profile cladding, comprising of 2 loose boxes and a tack room.

• General Purpose Shed (27m x 10.97)
  Of steel portal construction, box profile cladding.

• Linked Sheds (27m x 18.81m)
  Portal construction, concrete block walls, box profile cladding.
• **Cattle Shed** (15.2m x 22.86m)
  Portal construction, concrete block walls, big six roof, central feed passage.

• **Workshop** (10.8m x 5.01m)
  Stone built under a corrugated iron roof.

• **Range of Traditional Stone Built Barns**
  Under slated roofs, both roofs and stone work have been recently renovated. Converted to provide equestrian stabling and general storage.

We are of the view that some of the traditional stone buildings could well have residential development potential given that the conversion of traditional farm buildings to residential dwellings (change of use), is consistent with the Scottish Borders Council’s present structure and local plans. Prospective purchasers are advised to make their own enquiries in this respect.

**THE LAND**

The lands of Eildon Mains extend in total to about 99.64 acres (40.32 hectares) to include the areas occupied by the farmhouse, steading, water courses, roads, etc. The fields are contained within a ring fence in 11 good sized field enclosures. The agricultural land is classified as yield class 3¹ of the Macaulay Scale, as produced by the James Hutton Institute. The land has all been allocated a region 1 status and at present is all down to grass for either grazing or mowing. The farm is registered with the Agricultural Food & Rural Communities – Rural Payments & Inspections Division, with a main location code of: 796/0074.
TELECOM MAST & GAS GOVERNOR STATION
Adjacent to the farm buildings is a telecoms mast, the site is leased to Telephonica UK at an annual rent of £4,500. The lease terminates in January 2019.

Above the road there is a gas governor station leased to Scottish Gas Networks with annual rent of £1,000 terminating in 2039.

BASIC PAYMENT ENTITLEMENTS
Eildon Mains benefits from a Basic Payment Entitlement and the sellers will be willing to transfer (with land), the Basic Payment Entitlement, with an illustrative value of 39.18 units at 254.54 Euros per eligible hectare (2016 value). The sellers will use their best endeavours to accurately complete the necessary PF23 transfer forms, which will be delivered to the purchasers on completion of any sale.

SINGLE APPLICATION FORM (IACS/SAF)
A copy of the vendors’ 2016 IACS/SAF application will be made available for inspection on request at the office of the sole selling agents.

MATTERS OF TITLE
The subjects are sold under the conditions in the title and any existing burdens (rights of way, rights of access, servitudes etc whether public or private, and whether constituted in the title deeds or not). The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendors’ solicitor for a definitive list of burdens subject to which the property is sold. However, it is noted:

1. There is a core path passing through the property.
2. Wayleaves etc. exist in favour of both Scottish Water and Scottish Gas networks.
3. The dwelling house was erected under a Section 75 Agreement.

INGOING
The purchaser shall, in addition to the purchase price, be bound to take over any remaining clamped or baled silage, straw, etc. Any valuation required will be carried out by Threave Rural Ltd. who’s opinion will be final and binding to both vendor and purchaser.

MINERAL & SPORTING RIGHTS
Insofar as these rights form part of the property’s title they are included in this sale at no additional charge. The sporting rights are in hand.

ENTRY & VACANT POSSESSION
At a date to be mutually agreed.

OFFERS (Closing Date)
Offers must be submitted in proper Scottish legal terms to Threave Rural, The Rockcliffe Suite, The Old Exchange, Castle Douglas, DG7 1TJ. A closing date for offers may be fixed and prospective purchaser(s) are advised to register their interest with the sole selling agents following inspection. The vendors do however reserve the right to sell the property without fixing a closing date or prior to the closing date. For those unfamiliar with the Scottish system the sole selling agents will be pleased to offer guidance and explain the procedure.

DEPOSIT
A 10% deposit of the purchase price will be payable to the vendor’s solicitors at conclusion of the missives. This deposit will be Non-returnable in the event of the purchaser failing to complete the sale for any reason not attributable to the vendor or their agents. The balance of the purchase price is payable on the date of entry and interest at 5% above the Royal Bank of Scotland base rate will be charged on any balance of the payment form the date of entry until paid.
GENERALLY
Should there be any discrepancy between these particulars, the general remarks and information and the missives of sale, the latter shall prevail.

IMPORTANT NOTICE
Threave Rural for themselves and for the Vendors of this property, whose agents they are, give notice that:

1. These particulars do not form, nor form any part of, any offer or contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Sellers’ Solicitors.

2. These particulars are intended to give a fair description of the property, but Threave Rural nor the vendors, accept any responsibility for any error they may contain, however caused. Any intending purchaser must, therefore, satisfy himself by inspection or otherwise as to their correctness.

3. No person in the employment of Threave Rural has any authority to make or give representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Threave Rural or the Vendors of this property.

4. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.

5. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).

6. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The purchaser must satisfy themselves by inspection or otherwise.

7. These particulars have been prepared in good faith and accordance with the Property Misdescriptions Act 1991 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchaser should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

Particulars prepared March 2017
### Field Number | Area (Ha) | Region or Description
--- | --- | ---
1 | 3.56 | 1
2 | 4.91 | 1
3 | 4.14 | 1
4 | 3.51 | 1
5 | 4.14 | 1
6 | 2.29 | 1
7 | 1.77 | 1
8 | 4.35 | 1
9 | 0.11 | Riverbank
10 | 4.51 | 1
11 | 6.59 | 1
12 | 0.44 | Steading, Road, Yards etc.

**Total: 40.32 Ha**  
**(99.64 Acres)**

**Disclaimer**
While the sole agents have made every effort to verify the extent of the land, no warranty is given that the advertised acreage of about 40.32 Ha (99.64 Acres) is precise and the purchaser or his agents will be deemed to have satisfied themselves regarding the extent of the property, by examination of the farm and examination of the titles.