

LAND AT ARDENLEA

LAMBERTON, BERWICK-UPON-TWEED, SCOTTISH BORDERS



LAND AT ARDENLEA, LAMBERTON, BERWICK-UPON-TWEED, SCOTTISH BORDERS

Productive block of organic farmland within a ring fence close to the A1.

Foulden 2 miles ■ A1 Dual Carriageway 3 miles
Berwick-upon-Tweed 5 miles ■ Edinburgh 50 miles

- Productive block of Grade 4.1 arable, pasture and grazing ground
- Direct access onto adjacent minor public roads
- Rural yet accessible location close to amenities
- Forestry and Woodland creation potential, subject to planting consents
- Potential to expand environmental interests through Natural Capital Schemes

About 61.43 Ha (151.79 Acres) in total

For as a Whole

Galbraith

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 OnTheMarket





SITUATION

The Land at Ardenlea is situated in a rural yet accessible location within very close proximity to the Scottish and English Border, approximately two miles north east of the village of Foulden. The land is situated approximately 3 miles west of the A1 which provides swift access to Berwick-upon-Tweed (5 miles to the south east), Edinburgh (50 miles) and to the north.

The nearby villages of Ayton and Chirnside offer day to day amenities, with the former market town of Berwick-upon-Tweed and Tweedside Industrial Estate to the east offering a wider range of retail and business facilities. The surrounding area is well serviced with excellent transport links including an East Coast train station at Berwick providing swift access to Edinburgh and London, and a network of A-class roads providing easy access to much of the Scottish Borders, north of Northumberland.

The area is well served by a wide variety of agricultural merchants and suppliers, and there are a number of agricultural contractors who can provide additional farming resources if required. The farm lies approximately 22 miles north of Wooler Mart and about 32 miles north east of St Boswells Mart providing a choice of outlets for livestock produced on the land.

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.



DESCRIPTION

The Land at Ardenlea extends to approximately 61.43 Ha (151.79 Acres) in total and comprises a productive mix of arable, pasture and grazing ground with some areas of amenity woodland providing shelter and amenity to the holding. All of the Land at Ardenlea is registered as organic with the majority of the ploughable pasture land capable of arable production. The remainder of the land use is split between pasture used for grazing and areas of amenity woodland. The land is all situated in a contiguous block and benefits from two separate access routes which lead directly from the adjacent minor public road. The land has been principally classified as Grade 4.1 by The James Hutton Institute and is of a varying aspect rising overall from 135m to 198m above sea level.

The organic pasture and high clover content are ideal for summer grazing of livestock and can be grazed late into the year due to the free draining nature of the soil. A continuous programme of fencing, drainage and reseeding works has been undertaken to provide premium quality forage and grazing, with the majority of the fields having been cropped for cereals in recent years. All of the land has benefitted from the regular application of farm manure generated from the cattle enterprise from the home farm at Peelham Farm, and the enclosures are served by either mains water fed troughs or natural source supplies.

METHOD OF SALE

The land is offered for sale as a whole.

WHATTHREEWORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/sprayer.committed.dining>

POST CODE

TD15 1XA

SOLICITORS

Gillespie Macandrew LLP
163 West George Street
Glasgow G2 2JJ
T: 0141 473 5572
E: Elaine.Kennedy-Walton@gillespiemacandrew.co.uk

CLAWBACK AGREEMENT

The missives of sale will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 25% of the uplift in value, in the event of planning permission being granted for any residential or large scale renewable development purposes within the subjects of sale being obtained subsequent to the date of entry for a period of 25 years. Further details are available from the Selling Agents.

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.

VIEWING

By appointment with the Selling Agents.

LOCAL AUTHORITY

Scottish Borders Council
Council Headquarters
Newtown St Boswells
TD6 0SA
T: 01835 824000

SGRPID

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

BASIC PAYMENT SCHEME (BPS) 2024

Any 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 and by separate negotiation. Further details are available from the Selling Agents.





LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

Fields 1, 11, 12, 13 and 14 have been designated as being within a Less Favoured Area (LFA).

RURAL PRIORITIES

There are two areas of new woodland within fields 13 and 15 which are subject to a Scottish Rural Development Programme (SRDP). The Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the existing SRDP Scheme requirements until the expiry of the scheme in 2028. Further details are available from the Selling Agents.

IACS

All of the land has been registered for IACS purposes.

NITRATE VULNERABLE ZONE

The Land at Ardenlea is included within the Edinburgh, East Lothian and Borders Nitrate Vulnerable Area.

NATURE RESTORATION FUND (NRF)

The subjects of sale form part of an existing Nature Restoration Fund Scheme which is currently in year 2 of 10 a year maintenance period, in reference to new hedging which has been planted within fields 3, 5 and 7. The Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the existing NRF Scheme requirements until the expiry of the scheme in August 2032. Further details are available from the Selling Agents.

THIRD PARTY RIGHTS AND SERVITUDES

The owners of Ardenlea Farmhouse benefit from a right of access over the road marked A-B on the sale plan which forms part of the subjects of sale. The Sellers of the Land at Ardenlea benefit from a right of access over the access road marked C-D which leads past the adjacent property known as Woodhills on the southern boundary 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.

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.

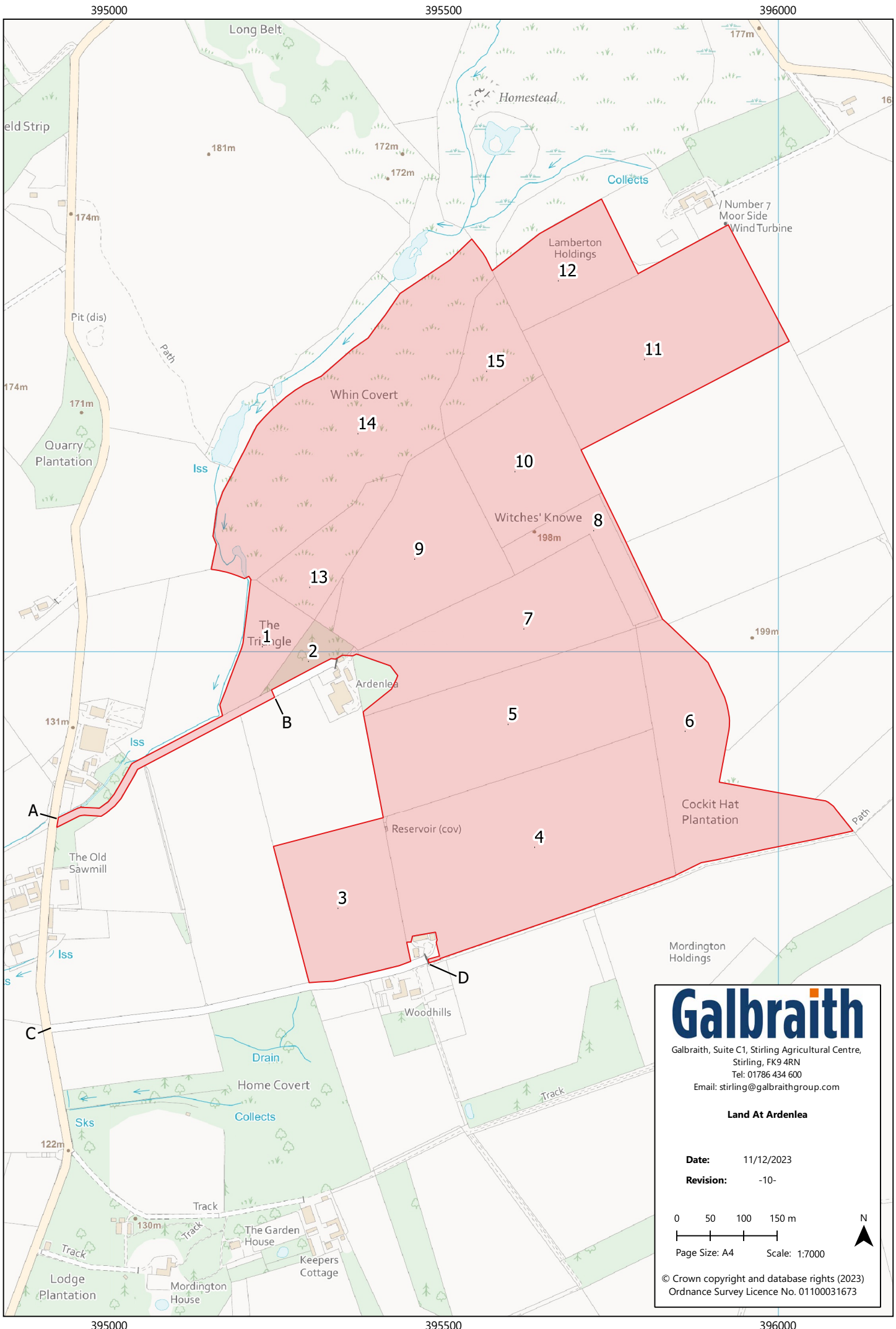
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. 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.

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



Galbraith
 Galbraith, Suite C1, Stirling Agricultural Centre,
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Land At Ardenlea

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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 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 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 September 2023. 8. Particulars prepared November 2023.

Land at Ardenlea, Berwick-upon-Tweed, TD15 1XA											
Field No	Area		BPS Region	ARABLE/SILAGE GROUND		PASTURE/GRAZING GROUND		WOODLAND/FORESTRY		Other	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	1.31	3.24	2			1.31	3.24				
2	0.52	1.28						0.52	1.28		
3	3.50	8.65	1	3.50	8.65						
4	9.20	22.73	1	9.20	22.73						
5	6.50	16.06	1	6.50	16.06						
6	4.76	11.76	2			4.71	11.64			0.05	0.12
7	4.84	11.96	1	4.84	11.96						
8	1.35	3.34	1	1.35	3.34						
9	4.47	11.05	1	4.47	11.05						
10	3.29	8.13	1	3.29	8.13						
11	6.83	16.88	1	6.83	16.88						
12	2.29	5.66	1			2.29	5.66				
13	1.50	3.71	2					1.50	3.71		
14	9.31	23.01	2			9.31	23.01				
15	1.30	3.21	2					1.30	3.21		
Misc	0.46	1.14								0.46	1.14
TOTAL	61.43	151.79		39.98	98.79	17.62	43.54	3.32	8.20	0.51	1.26





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