

LADYURD COTTAGE
WEST LINTON

Lot 1



LADYURD COTTAGE, WEST LINTON, EH46 7DH

Small holding with traditional stone cottage and modern outbuildings.

Peebles 8 miles ■ Biggar 10 miles ■ Edinburgh City Bypass 25 miles

Total 49.43 acres (20 hectares)

- Detached stone 3 bedroom cottage
- Four large modern agricultural outbuildings
- Grazing ground extending to about 47.33 acres (19.15ha)
- Scenic views of surrounding countryside

FOR SALE AS A WHOLE or in 4 LOTS

Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com

 OnTheMarket





Lot 1

SITUATION

Ladyurd Cottage is located in an accessible location, approximately 8 miles west of Peebles and approximately 10 miles north west of Biggar within the Scottish Borders. The Border town of Peebles provides an excellent range of local services including banks, supermarkets, leisure centre, along with thriving coffee shops, pubs and restaurants.

Primary schooling is available close by in Romanno Bridge or, alternatively, in Peebles or Biggar where secondary education is also provided. The closest railway station is situated in Carstairs, approximately 16 miles west, offering services to Glasgow, Edinburgh and beyond. Edinburgh International Airport is approximately 28 miles north and offers regular connections to domestic airports and international destinations.

Agriculturally the surrounding area provides an attractive location with a combination of productive pasture and arable land with rolling hills in the distance. The local area is well provided for by agricultural merchants and suppliers.

DESCRIPTION

The Property extends to approximately 48.98 acres (19.82 ha) and includes a three bedroom bungalow, range of modern outbuildings and permanent pasture. The cottage has been utilised as a holiday let in the past and the land has been grazed on a seasonal grazing licence.

Lot 1: Ladyurd Cottage

Ladyurd Cottage sits in an elevated position and is of traditional stone construction under a pitched slate roof with double glazing throughout. The accommodation is as follows:

Ground Floor: Open Plan Kitchen/Dining, Sitting Room, Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Garden

There is a mature garden that lies to the side and rear of the property. The garden is a combination of lawn, brick patio and gravelled area, providing ample parking.



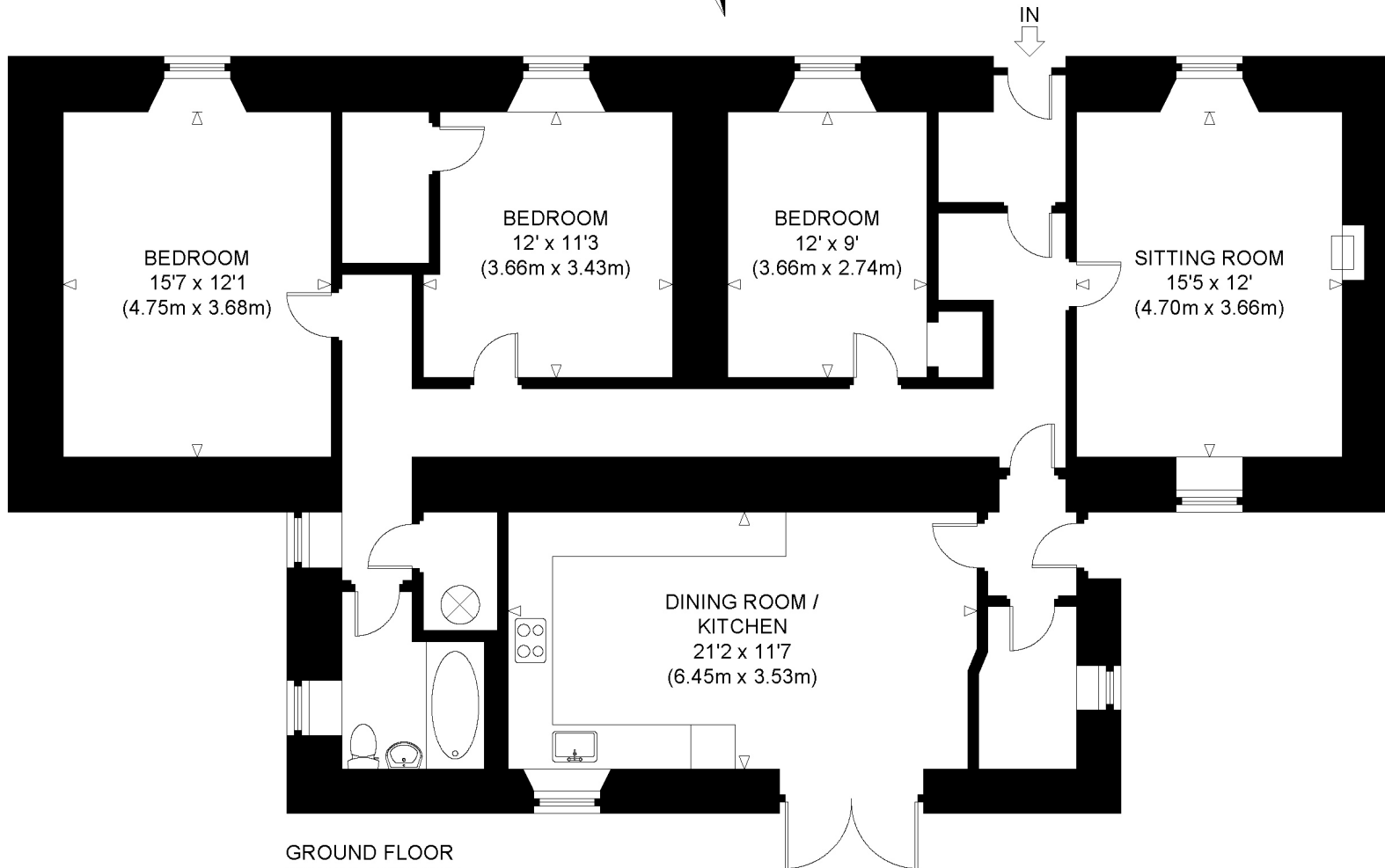
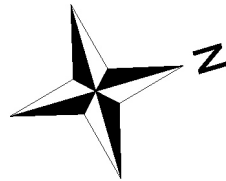
Lot 1



Lot 1



Lot 1



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1390 SQ FT / 129.1 SQ M

LADYURD COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1390 SQ FT / 129.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Lot 1 and 2



Lot 2 - Farm Buildings

The Farm buildings are detailed in the building plan and comprise:

Building Number	Size	Description
1	36.42m X 11.72m (426.84 sqm)	Steel portal frame construction with open-sides and an earth floor under a corrugated fibre roof. Currently used for general storage.
2	36.42m X 11.72m (426.84 sqm)	Steel portal frame construction with open-sides and an earth floor under a corrugated fibre roof. Currently used as a cattle pen.
3	35.28m X 22.97m (810.38 sqm)	Concrete portal frame construction with a combination of concrete block and corrugated fibre walls with Yorkshire board cladding under a corrugated fibre roof and a concrete floor. The building has been utilised as cattle handling facilities with the main building benefitted from a central feed passage. There is an adjoining lean-to (approximately 69.15 sqm).
4	36.30m X 17.30m (627.99 sqm)	Concrete portal frame construction with a combination of concrete block and corrugated fibre walls with a mixture of timber and fibre cladding under a corrugated fibre roof with a concrete floor. There is an adjoining lean-to (approximately 70.58 sqm). The building and lean-to has been utilised for a workshop, general feed and machinery storage.

Lot 3

The land extends to 11.05 acres (4.47 ha) and is situated to the east of the access road and north of the cottage. The land is classified as Grade 4.1 by the James Hutton Institute and lies between approximately 250m to 260m above sea level.

Lot 4

The land extends to 36.28 acres (14.68ha) and sits separately from the rest of the subjects between the A72 and the Tarth Water. The land is classified as Grade 4.1 by the James Hutton Institute and lies at approximately 200m above sea level.

METHOD OF SALE

For sale as a whole or in 4 Lots.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Cottage	Private	Private	Mains	Oil	Band C	E52
Steading	Private	Private	Mains (3 Phase)	n/a	n/a	n/a

BASIC PAYMENT SCHEME (BPS) 2019

Basic Payment Entitlement was established on 15th May 2015. There are no entitlements available with this land.

ADDITIONAL INFORMATION

A scheme has been submitted for an afforestation project around the property. Draft plans are available on request. The property is sold with a prohibition on the purchaser objecting to any planting proposals on the adjoining and neighbouring land.

LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters Newtown St Boswells TD6 0SA

POST CODE

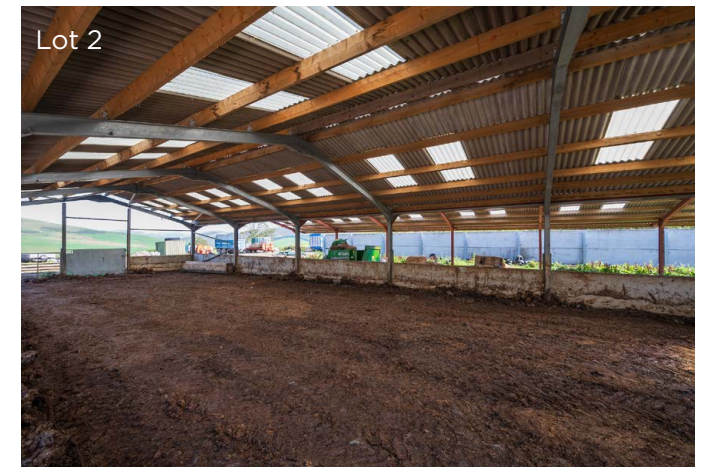
EH46 7DH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
equivocal.barefoot.jolly

SOLICITORS

Brodies. Capital Square. 58 Morrison St. Edinburgh. EH3 8DP





VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

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.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

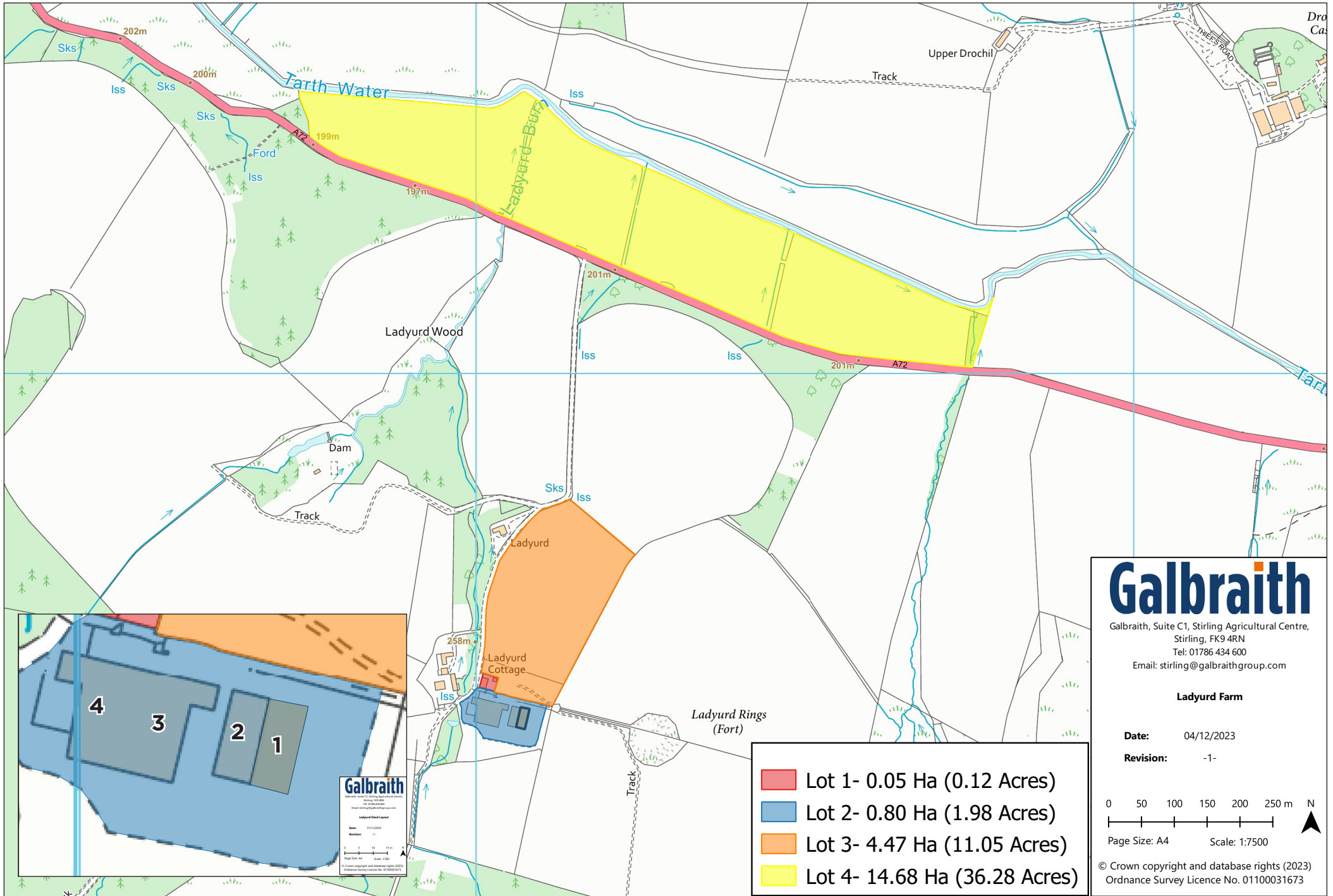
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

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 in our Galbraith Stirling office on 01738 435 047 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 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2023



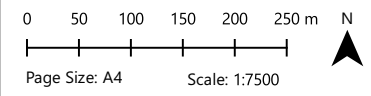
Galbraith

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Stirling, FK9 4RN
Tel: 01786 434 600
Email: stirling@galbraithgroup.com

Ladyurd Farm

Date: 04/12/2023
Revision: -1-

- Lot 1- 0.05 Ha (0.12 Acres)
- Lot 2- 0.80 Ha (1.98 Acres)
- Lot 3- 4.47 Ha (11.05 Acres)
- Lot 4- 14.68 Ha (36.28 Acres)



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Galbraith
Land Services
Stirling, FK9 4RN
Tel: 01786 434 600
Email: stirling@galbraithgroup.com
Ladyurd Farm
Date: 04/12/2023
Revision: -1-
Scale: 1:7500
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Lots 1, 2 and 3



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