



Galbraith

**TANLAW WOOD**  
HENDERSYDE, KELSO, SCOTTISH BORDERS

# TANLAW WOOD, HENDERSYDE KELSO, SCOTTISH BORDERS

## Superb amenity woodland

Kelso town centre 1 mile ■ Berwick upon Tweed 22 miles  
Edinburgh city by pass 39 miles

About 52.06 acres (21.07 hectares)

- Lying in a particularly scenic part of the Borders
- Close to Kelso
- Mature mixed woodland
- Stand of conifers
- Fantastic biodiversity
- Opportunity to create a wildlife haven

## Galbraith

Scottish Borders  
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## LOCATION

Tanlaw Wood enjoys an excellent location about 1 mile north east of Kelso's market square.

Kelso sits at the confluence of the River Tweed and the River Teviot and the surrounding countryside is noted for its scenic beauty. The town has good road links with the other principal towns in the Scottish Borders and there are railway stations at both Tweedbank (16 miles) and Berwick upon Tweed (24 miles).

## ACCESS

Tanlaw Wood is just off the B6461 Kelso to Ednam road with a right of access from Hendersyde North Lodge.

## THE WOODLAND

Tanlaw Wood was originally part of Hendersyde Park, a compact, early 19th-century estate with a parkland landscape. Tanlaw Wood was planted to provide interest and shelter on the north-eastern corner of the estate.

The North Approach runs through part of the woodland. This drive, flanked by the woodland for much of its length, was established in the mid 19th century and is no longer used for access to Hendersyde House.

The mature areas of the woodland comprises a diverse mixture of broadleaves plus an area of conifers.

The woodland extends to approximately 21.07 ha (52.06 acres) and is partially bordered by a high stone wall.

This is an excellent opportunity to acquire a woodland which can be enjoyed for amenity purposes.

## BUILDINGS

There are 2 buildings located within Tanlaw Wood;

- C Listed water tower. The stone water tower has a slate roof and dates from the latter part of the 19th Century. It was originally built to provide the estate with water.
- C Listed monument to Anna Marie Griffith is a pedestal that was erected in 1844 .

## WOODLAND GRANTS AND FELLING LICENCES

There are currently no grant schemes or felling licences in operation over the woodland.

## HISTORIC SCOTLAND

Tanlaw Wood, along with the adjacent parkland, was placed onto Scotland's Inventory of Garden and Designed Landscapes in 2011.

## RIGHTS OF ACCESS

The woodland benefits from a right of access including for timber extraction onto the A698.

The property is sold subject to all existing title conditions, rights of access, servitude rights and others and the purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

## SPORTING RIGHTS

These are currently unlet and included in the sale

## MINERALS

These are included unless otherwise reserved by Statute or Title.

## LOCAL AUTHORITY

Scottish Borders Council. Newtown St Boswells. Melrose, TD6 0SA. Tel: 0300 100 1800

Scottish Forestry. South Scotland Conservancy Area Office, Weavers Court, Forest Mill, Selkirk, TD7 5NY. Tel: 0300 067 6007

## DIRECTIONS

From Kelso take the B6461 Ednam road. Shortly after leaving the town, and before reaching the Race Course, turn right on to the private drive at Hendersyde North Lodge.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: resurgent.knees.majors

## POST CODE

TD5 7ST

## VIEWINGS

Strictly by appointment with the selling agents.

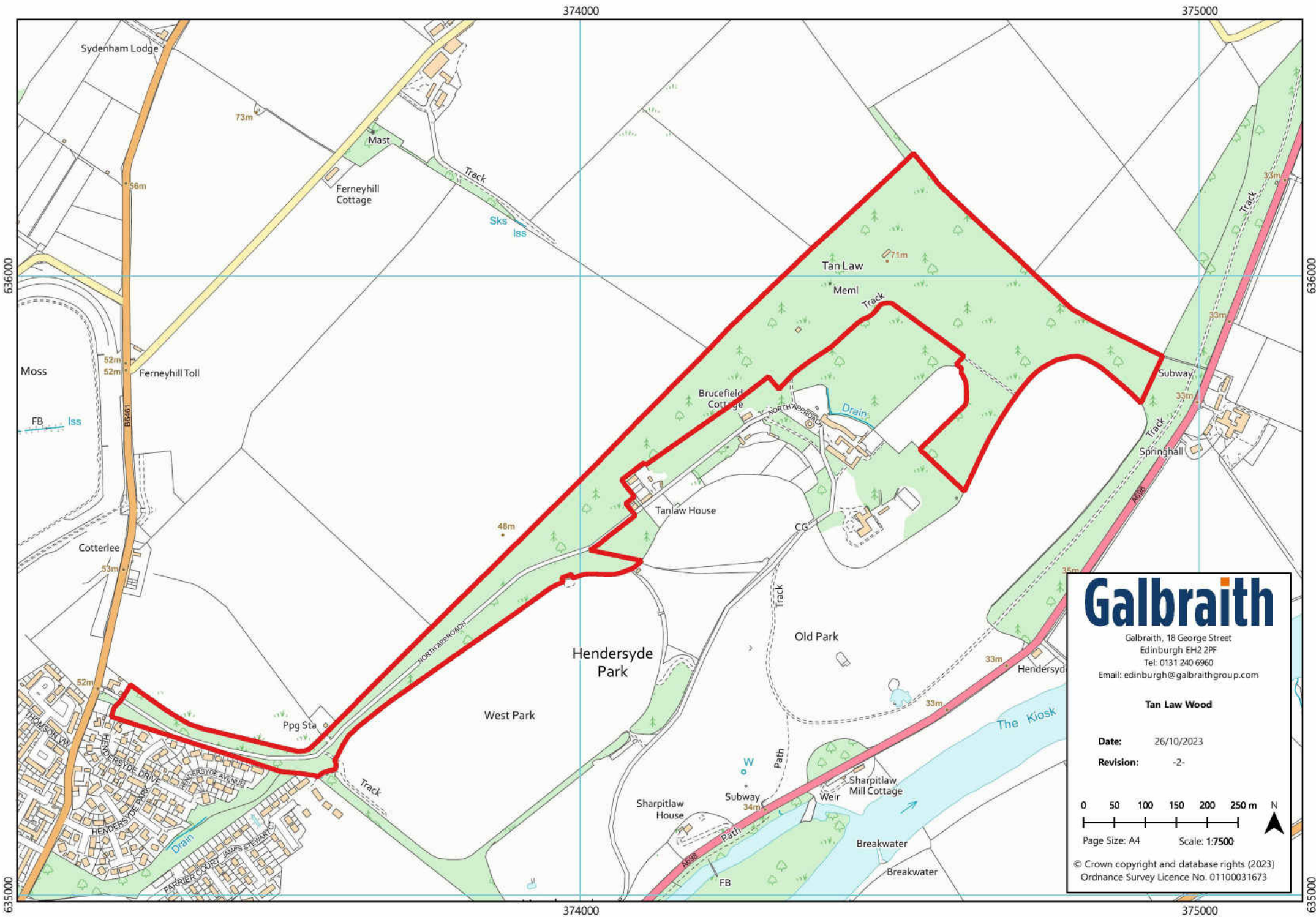
## 2017 ANTI MONEY LAUNDERING REGULATIONS

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 (e.g. a passport) and secondary (e.g. 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.





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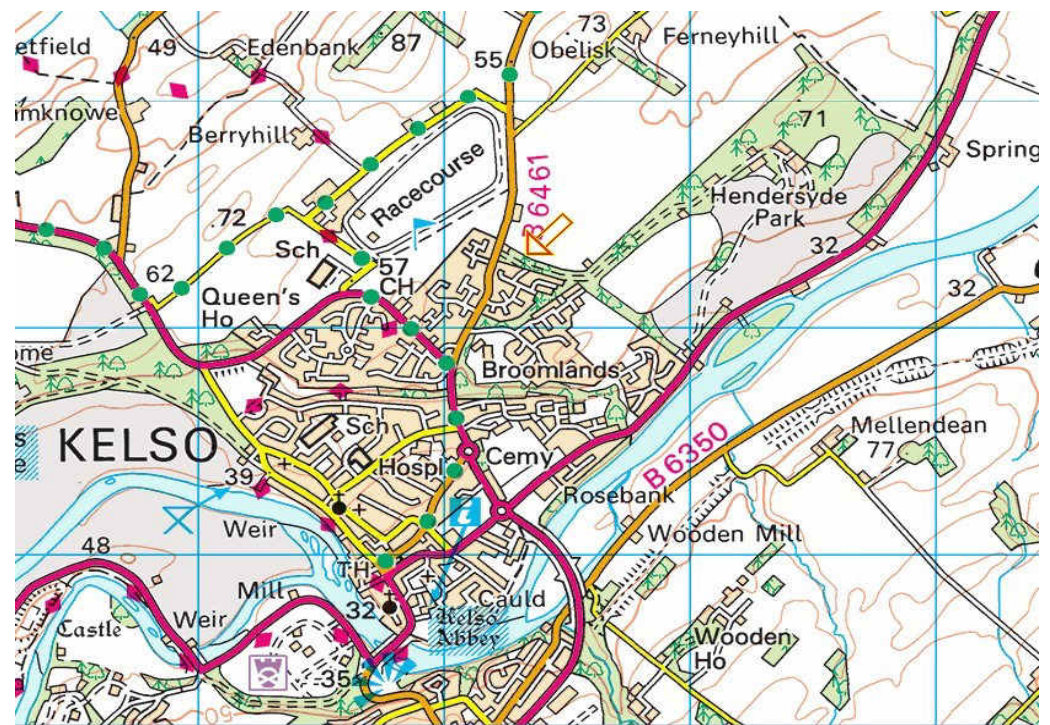
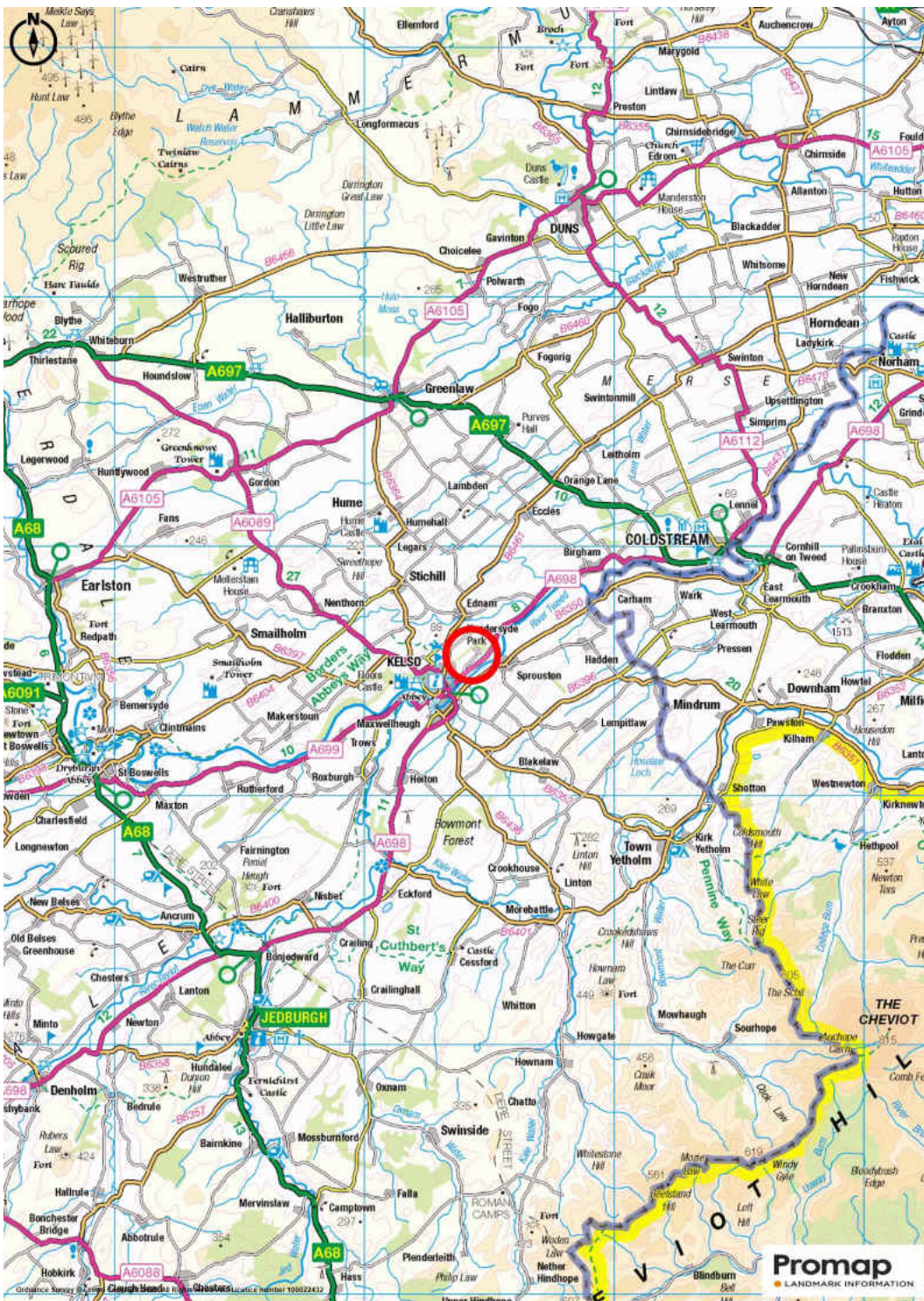
**Tan Law Wood**

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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 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.

