

# CRAIGHOUSE FARM

Melrose, Roxburghshire, TD6 9DU

Edwin  
Thompson







# Craighouse Farm

## Melrose, Roxburghshire, TD6 9DU

Earlston 4.5 miles   Melrose 5.5 miles   Kelso 9 miles   Edinburgh 38 miles   Newcastle-upon-Tyne 70 miles

A desirable small livestock farm located in a sought after area of the Scottish Borders .  
Extending to 66.20 acres (26.79 hectares) or thereabouts of permanent pasture, rough grazing and woodland, together with a traditional three bedroom farmhouse in need of modernisation and a modern farm steading.

For sale by private treaty with vacant possession as a whole







# General Information



Craighouse is located in a rural setting between Leaderfoot and Smailholm and is within comfortable reach of the nearby towns of Earlston and Melrose, each providing a good range of amenities and services, including a variety of hotels, shops and doctor's surgeries catering for everyday needs. Earlston is home to both a high school and primary school, both of which are well regarded whilst in Melrose there is the fee paying St Mary's Preparatory School. The larger settlement of Kelso lies nine miles to the east and provides a larger array of services including several supermarkets.

On a broader note, the Scottish Borders offers a quality of life that is second to none in an area of 1,800 square miles. There is certainly plenty of space to enjoy the beautiful unspoilt countryside and individual towns. Home to world class activities and attractions, it is no wonder the area is

so popular with visitors who come to enjoy mountain biking at Glentress, Salmon Fishing on the world famous River Tweed and walking in the hills.

There is a strong equestrian link throughout the Scottish Borders with numerous horse trekking facilities and stables, whilst at Kelso there is a National Hunt Racecourse and a Point to Point course. The link with horses extends to the spectacular Common Ridings when whole communities come together to celebrate each towns individual heritage to cheer on hundreds of horses and riders every summer. The Hawick Common Riding being the largest such event with people travelling from far and wide to participate and spectate. The Borders is also heartland of rugby in Scotland with the names of our local towns being synonymous with the game and, of course, Melrose being the original home of Rugby Sevens.









# GENERAL DESCRIPTION



Craighouse Farm extends to 66.20 acres or thereabouts and includes a traditional three-bedroom two and a half storey farmhouse, and three modern agricultural buildings providing livestock accommodation, machinery storage and general storage for farming the property. The land includes 58.14 acres of productive permanent pasture, 4.87 acres of rough grazing and 0.86 acres of woodland in a well renowned livestock farming area of the Scottish Borders.

The land at Craighouse is predominantly south facing and made up of well fenced fields lying between 150m and 250m above sea level. With spectacular views of the Eildon Hills and surrounding Border's countryside the Land Class ranges between 3.1, 3.2 and 4.1 under the Macaulay Land Capability Plans. The two fields to the south of the public road are the most fertile and whilst currently in grass have the potential to grow a range of arable crops. These two fields and the majority of the area next to the farm steading are of the Hobkirk Soil Series whilst the remainder are of the Darleith Series.

The central Scottish Borders has a large array of agricultural and equine suppliers and merchants including machinery dealers, vets, and feed merchants. There is a weekly livestock market in Newtown St Boswells, approximately 4.5 miles to the south. The livestock markets in Stirling, Hexham, Longtown and Carlisle are also within easy reach.



## Directions

Travelling on the C78 from Leaderfoot to Smailholm the farm steading is accessed by turning left towards Craighouse Quarry and taking the first right. The Farmhouse is reached from the C78 by taking the first left after passing the Craighouse Quarry turn.

## What3Words

Craighouse Steading - [///kitten.flattens.bothered](#)

Craighouse Farmhouse - [///initiated.stocks.camp](#)

## Access

The driveway and quarry road both fall outwith the ownership of Craighouse Farm but full access rights will be granted over them.

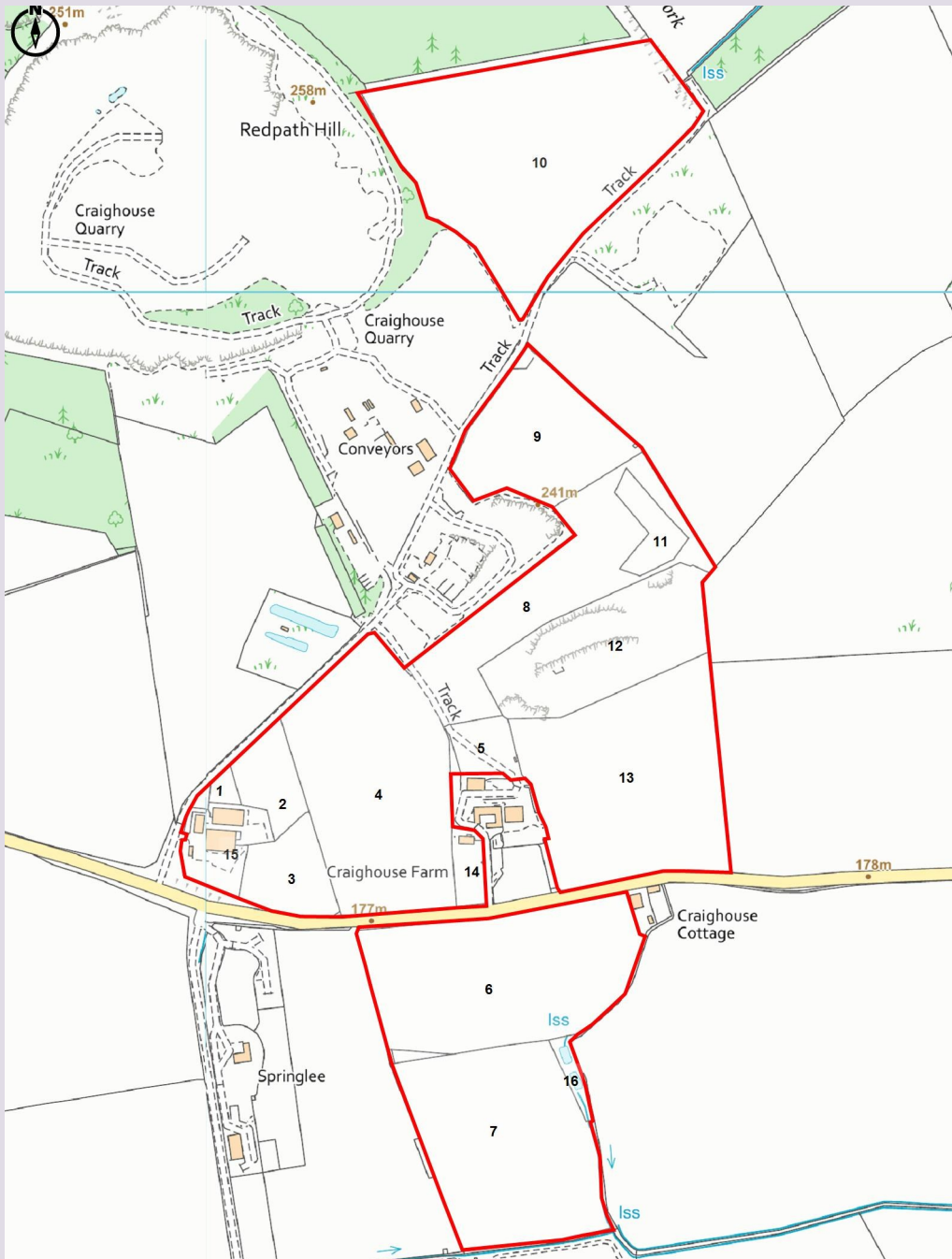
The land is accessed via a field gates from the C78 and the steading is accessed from the Craighouse Quarry road .







# Farm Plan







Map Number	Land Parcel Identifier	Permanent Pasture		Rough Grazing		Open Woodland		Miscellaneous	
		Ha	Ac	Ha	Ac	Ha	Ac	Ha	Ac
1	NT/60016/35495	0.11	0.27						
2	NT/60065/35517	0.50	1.24						
3	NT/60084/35423	0.66	1.63						
4	NT/60164/35481	3.41	8.43						
5	NT/60276/35549	0.33	0.82						
6	NT/60293/35324	3.26	8.06						
7	NT/60297/35157	3.21	7.93						
8	NT/60340/35704	2.10	5.19						
9	NT/60330/35854	1.63	4.03						
10	NT/60324/36113	4.84	11.96						
11	NT/60439/35766					0.35	0.86		
12	NT/60393/35648			1.97	4.87				
13	NT/60412/35507	3.48	8.60						
14	Farmhouse and Garden							0.21	0.52
15	Farm Steading							0.59	1.46
16	Pond							0.14	0.35
<b>Total</b>		<b>23.17</b>	<b>57.25</b>	<b>1.97</b>	<b>4.87</b>	<b>0.35</b>	<b>0.86</b>	<b>0.94</b>	<b>2.32</b>





Accommodation

The accommodation comprises:  
Ground Floor - Entrance Hall, Sitting Room, Dining Room, Kitchen, Boot Room, Wet Room  
First Floor - Landing, Bedroom 1, Family Bathroom, Bedroom 2, Bedroom 3  
Second Floor - Attic Room

Description

Craighouse Farmhouse’s south facing position offers sweeping views of the Eildons, Smailholm Tower and the surrounding countryside. The house is located to the north of the C78 and access is granted via a shared private driveway with ample parking for at least three cars to the side and rear of the house. Whilst the house would benefit from modernisation and renovation throughout it provides an excellent opportunity to create a wonderful family home in the heart of the Scottish Borders. Entering through the front door you are greeted by an



entrance hall with two large reception rooms off. The sitting room on the left of the hall is large with a fire place and south facing window. The kitchen is accessed through the large dining room and is situated at the back of the house in a stone extension with pitched slate roof. The boot room and wet room on the ground floor are built in a more modern porch extension to the side of the house and include the back door to the main parking area. The first floor which is reached via a staircase in the hall, and includes three double bedrooms and a family bathroom. The largest of these bedrooms includes dual aspect windows facing south and west providing a bright and airy room with a touch of character from the curved cupboards at the north end of the room. Ascending the staircase on the landing there is a substantial attic room which presents a significant opportunity for conversion, subject to the necessary consents, potentially providing two additional bedrooms. Externally the property benefits from a large garden

running from the front of the house down to the road. With a number of flower beds, mature trees and shrubs it provides an excellent opportunity to create a substantial farmhouse garden.

Areas

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
Craighouse Farmhouse	221	2374

*E & oe Measurements taken using a laser measurement device.*

Fixtures and Fittings

The property is being sold unfurnished.

Council Tax & EPC Rating

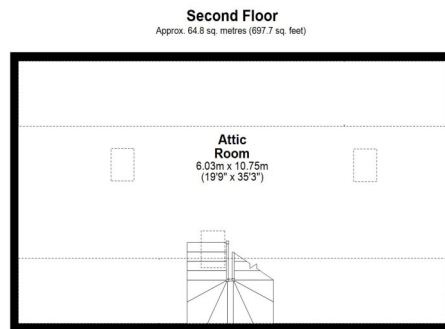
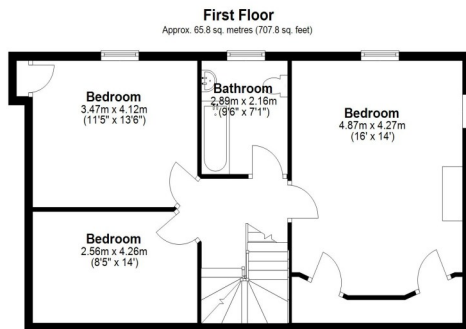
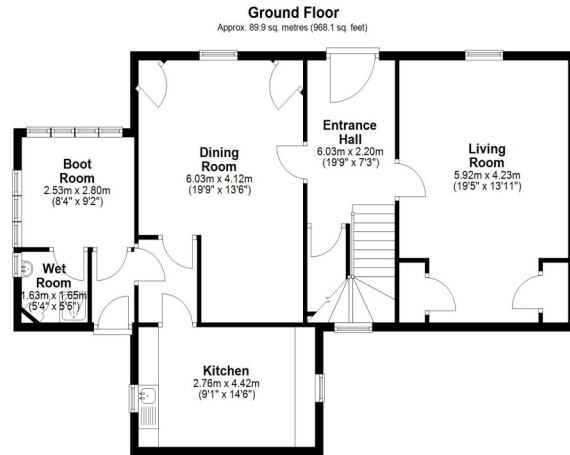
Council Tax Band: D

EPC Rating: F31





# THE FARMHOUSE



Total area: approx. 220.5 sq. metres (2373.6 sq. feet)





# THE FARM STEADING



There are a range of modern farm buildings located to west of the farmhouse . The steading is accessed via the Craighouse Quarry road and includes:

1. **Machinery Shed** - Measuring 18m x 9m. This steel portal frame building has four bays and is accessed via a roller shutter door to the front. The walls and roof are constructed of box profile sheeting with dwarf concrete block walling, a earth floor and currently houses a fuel storage tank.
2. **Livestock Shed** - Measuring 24m x 16m. This steel portal frame building has a fibre cement roof and concrete block walls with space boarding above on three elevations, whilst the wall on the southern elevation is constructed of box profile sheeting. Access to the shed is from central doors on either end and there is pedestrian access to a separate feed store in the southwest corner of the building.
3. **Straw Shed/ Sheep Shed** - Measuring 30m x 15m. Also of steel portal frame construction. It has five bays a fibre cement roof and single concrete panel walls with space boarding above.





# FURTHER INFORMATION



## Services

It is understood that the Farmhouse and Farm Buildings are connected to a shared mains water supply and electricity with the main heating system being oil fired. The property has a private drainage system.

## Basic Payment Scheme

For the purposes of claiming the Basic Payment Scheme the land is classified as Region 1 land with an eligible claim area of 25.74 hectares.

There are no BPS Entitlements included with the sale and the 2025 payment will be retained in full. BPS Entitlements will be available under separate negotiation. There are no AECS or Woodland Creation contracts in place.

## Nitrate Vulnerable Zone (NVZ)

The land is included within the Edinburgh, East Lothian and Borders Nitrate Vulnerable Zone.

## Timber

All fallen and standing timber is included in the sale in so far as it is owned by the seller.

## Minerals

All mineral rights are not included within the sale as they are under the ownership of a third party.

## Sporting Rights

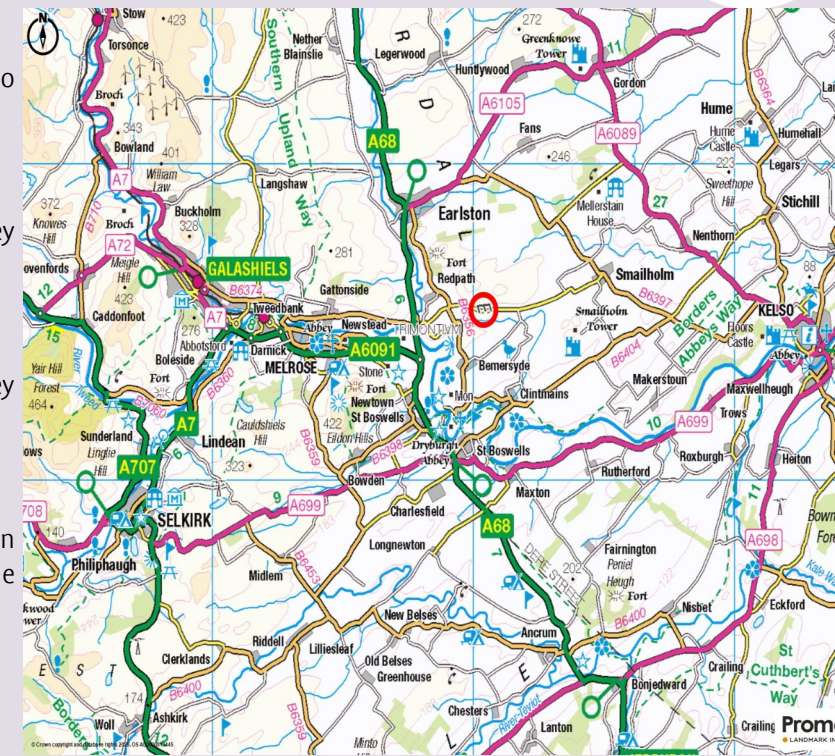
In so far as these rights form part of the property title they are included within the sale.

## 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.

## Viewing

Strictly by appointment with the Selling Agents.







## AMC PLC Finance

Edwin Thompson 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 the purchase of livestock, diversification projects, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Nigel Parmenter on 01289 304432 .

Email: [n.parmenter@edwin-thompson.co.uk](mailto:n.parmenter@edwin-thompson.co.uk)

## Tenure

Absolute ownership.

## Boundary Walls and Fences

In so far as it is known all boundary maintenance liabilities are shared equally with the adjoining owners with the exception of those adjoining public roads.

## Statutory Designations

None known.

## Servitude Rights, Wayleaves & Easements

The property is sold subject to and with the benefit of all servitudes and wayleave rights including rights of access and rights of way whether public or private. The Purchaser will be held to have satisfied themselves on all such matters and should note that further information is available from the Selling Agent.

## Fixtures & Fittings

No other items are included unless mentioned in the sales particulars.

## Health & Safety

Given the potential hazards of a working farm we request that appropriate caution should be exercised at all times during inspection to ensure your own personal safety.

## Restrictive Agreements

The property is subject to a Section 75 Agreement (currently being removed) and a Right of Pre-emption, full details of which are available on request.

## Overseas Purchasers

Any offers by a purchaser(s) who is a resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the seller.

## Plans

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (E5753270). These plans are published for the convenience of the prospective Purchaser only. Their accuracy is not guaranteed.

## Guide to Interested Parties

Whilst we use our best endeavours to make our sales details accurate and reliable please contact us if there is any point which you wish to clarify. We would be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property.

## Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest to Edwin Thompson, in writing, will be advised of the 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.

## Offers

Written offers should be submitted in formal Scottish legal form the Selling Agents, all offers must be clearly marked with 'Craighouse Farm' and sent to the following:

Edwin Thompson LLP

76 Overhaugh Street

Galashiels

TD1 1DP

[galashiels@edwin-thompson.co.uk](mailto:galashiels@edwin-thompson.co.uk)







- a. On conclusion of missives a non-refundable deposit of 10% will be paid by the Purchasers to the Vendors Solicitors, with the balance of the purchase price being paid on completion, failing which interest will become payable on the outstanding amount at 4% above the Bank of Scotland base rate.
- b. No claims will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values
- c. The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other item or matter.
- d. The Vendor shall be responsible for any rates, taxed and other burdens up to the date of the completion of Sale. Where necessary all rates, taxes and other burdens will be apportioned between the Vendor and the Purchaser as at the completion date.
- e. The Vendor will retain the right of holdover in respect of any unharvested crops at the date of completion.
- b. All descriptions, plans, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending Purchaser should not rely upon them as statements or representations of fact but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c. Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that horticultural condition, nor should any statement as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters.
- d. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendor or their Agent.
- e. No person in the employment of either the Vendor or their Agent have any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into any contract on behalf of the Vendors.
- f. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold or withdrawn.
- g. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects.
- h. The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale.
- i. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil action.

## Important Notice

Edwin Thompson for themselves and for the Vendor of this property, whose Agent they are, give notice that:

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



# Craighouse Farmhouse

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**Melrose, Roxburghshire, TD6 9DU**

**Contact:**

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