



WESTCOTE FARM

Hawick, Scottish Borders



WESTCOTE FARM

Hawick, Scottish Borders, TD9 8SX

Hawick - 2 miles Denholm - 2 miles Jedburgh - 8 miles Kelso - 19 miles Carlisle - 45 miles Edinburgh - 53 miles

An exciting opportunity to acquire an excellent smallholding in an easily accessible location in the heart of the Scottish Borders.

Spacious modern 4 bedroom, 4 bathroom detached bungalow.

Modern farm building extending to approximately 814m² (8,760ft²) in total.

Successful 6 unit Glamping site turning over £47,000 per annum on average with consent for a further 2 units.

Arable, ploughable pasture, rough grazing and grazed open woodland within a glen extending to approximately 25.93 hectares (64.08 acres) in total.

FOR SALE AS A WHOLE OR IN LOTS AS REQUIRED

OFFERS OVER £995,000

Bell Rural Solutions
Leader House
Mill Road
Earlston
TD4 6DG

T: 01896 802255

E: info@bellruralsolutions.com

W: bellruralsolutions.com





Situation

Westcote Farm is located just off the A698 to the north east of the town of Hawick in the Scottish Borders. This location affords excellent transport links with the A68 just over 8 miles to the east, near Jedburgh, providing good access to Edinburgh to the north and Newcastle-upon-Tyne to the south. The A7 is approximately 2.5 miles distant to the west leading to Carlisle via Hawick.

Description

The property comprises a residential dwelling, shed, glamping site and farmland extending to approximately 25.93 hectares (64.08 acres) in total of arable and ploughable pasture land intersected by a glen providing rough and open woodland grazing. Ranging from 90m above sea level at the very north of the farm the property gently undulates rising to around 135m at the east. Westcote Farm has stunning views in every direction, particularly north towards the Eildon Hills.

Hillcrest (Council Tax Band - G) (EPC Rating - A)

Built in 2016 Hillcrest is a modern four-bedroom single storey property of brick construction with render under a slate roof finished to a really high standard. The property comprises an open plan living room and kitchen with walk in pantry and utility room, four-bedrooms (one ensuite), shower room, family bathroom and Jack and Jill bathroom. The property further benefits from oil fired central heating, double glazing throughout, solar panels for hot water, electricity generation with battery backup, fibre internet connection, mains electricity, mains water and drainage to a private septic tank. Externally there is a private gravel driveway and large lawned garden.

The farmhouse is currently successfully let as a furnished short term holiday let, therefore vacant possession can be readily achieved, if required.

Building

The modern steel portal framed building was built in 2009 thereafter a lean-to extension and solar panels were added in 2020. In total the shed, including the lean-to extension, measures 36.5m x 22.25m (120' x 73') giving a total floor area of approximately 814m² (8,760ft²). It has six bays in total, two form a secure workshop/store with a concrete floor, the remainder are used for general storage and contain four loose boxes. There are mains electricity and water supplies to the shed.

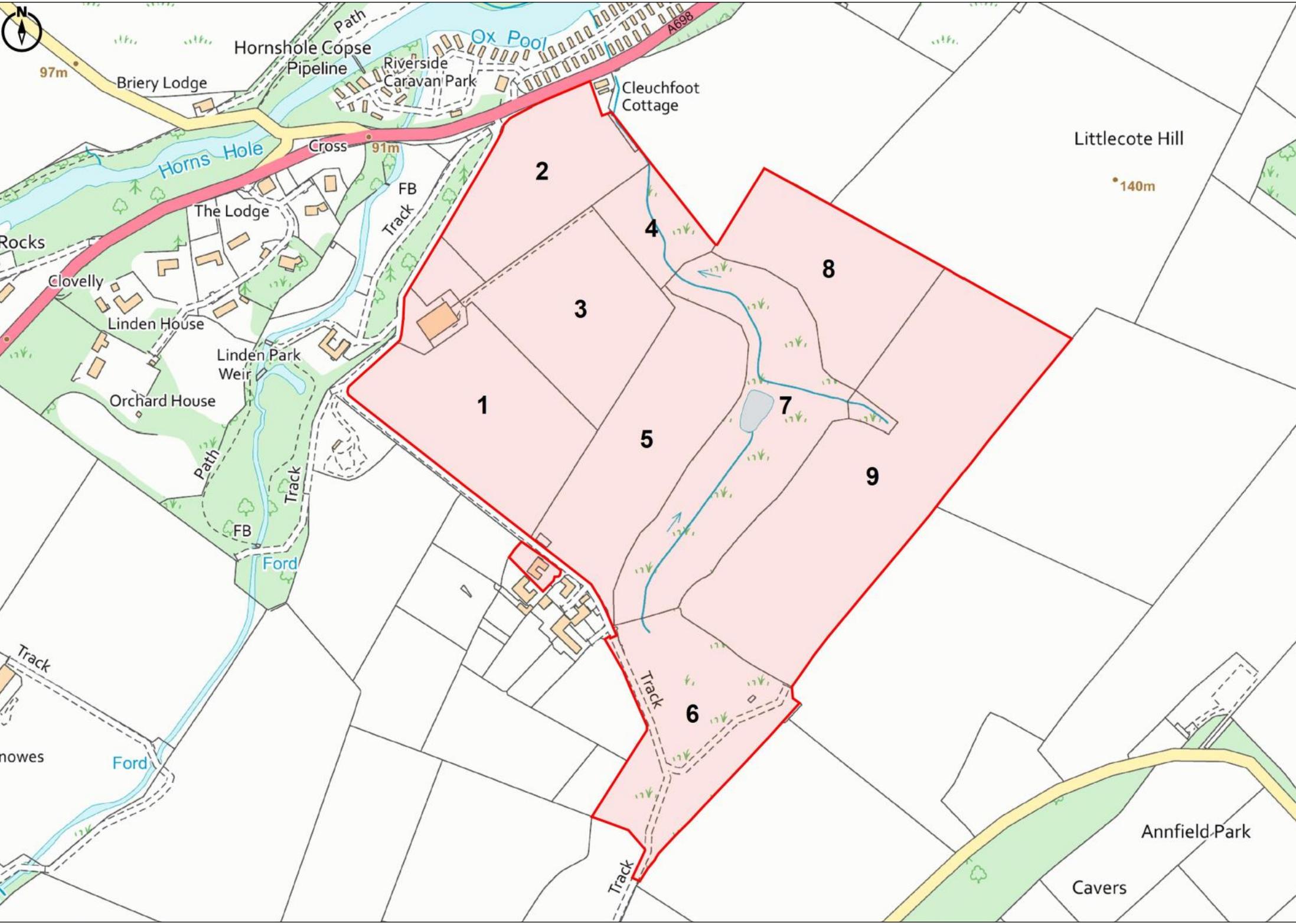
Farmland

Around a third of the farm is presently in arable production sown with two parcels sown with winter oats a further third is down to pasture but is considered ploughable historically having been cropped, the final third comprises a glen providing rough and open woodland grazing as well as a beautiful amenity feature. The land has been classified by the James Hutton Institute for Land Use and Soil Research as predominantly 3.2 moving to 3.1 towards the east end of the farm. The fields are all well proportioned, a good workable size, well fenced and well drained.

Glamping Site

The current owners have diversified and set up a glamping enterprise consisting of six units, two Gypsy Caravans, a Shepherd's Hut, a Beehive Pod, a Straw Trailer and a Showman's Hut. Four of these units have woodburning hot tubs and there are communal showers and kitchen facilities for those units that are not self-contained. There is scope within the planning consent for this use to add a further two units. Over the last 4 years this enterprise has averaged a turnover of £47,000 per annum, copies of the accounts can be made available to significantly interested parties. The existing units are not included within the sale, however they would be available to purchase by separate negotiation.





97m

Briery Lodge

Hornshole Copse

Pipeline

Riverside Caravan Park

Ox Pool

Cleuchfoot Cottage

A698

Littlecote Hill

140m

Horns Hole

Cross

91m

FB Track

2

4

8

3

1

5

9

The Lodge

Clovelly

Linden House

Linden Park Weir

Orchard House

Path

Track

FB

Ford

7

6

Track

Howes

Ford

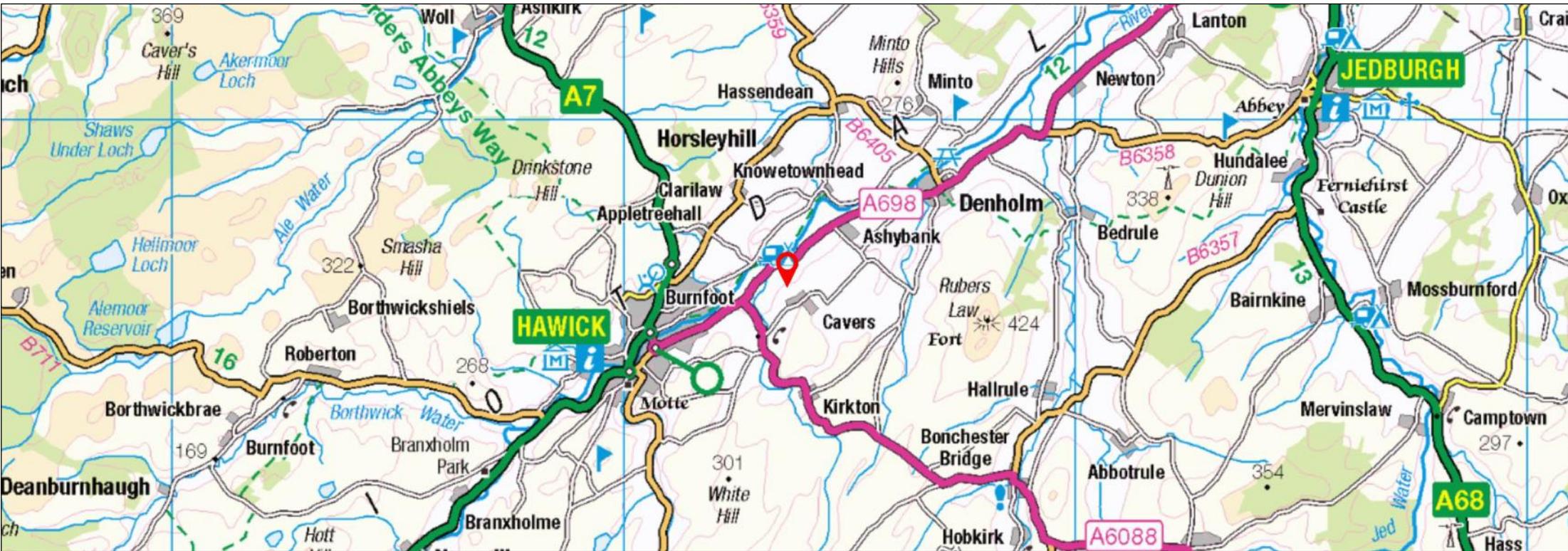
Track

Track

Annfield Park

Cavers

Counter	Field Identifier	Gross Area		Arable		Ploughable Pasture		Rough Grazing / Grazed Open Woodland		Other		BPS Eligible Area	
		(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)	(Ha)	(Ac)
1	NT/53512/16511	2.89	7.14			2.89	7.14					2.89	7.14
2	NT/53563/16739	2.07	5.12			2.07	5.12					2.07	5.12
3	NT/53577/16614	2.34	5.78			2.34	5.78					2.34	5.78
4	NT/53694/16707	0.75	1.85					0.75	1.85			0.70	1.73
5	NT/53719/16503	2.83	6.99			2.83	6.99					2.83	6.99
6	NT/53726/16209	2.69	6.65					2.69	6.65			1.78	4.40
7	NT/53781/16498	3.57	8.82					3.57	8.82			1.74	4.30
8	NT/53849/16661	2.26	5.59	2.26	5.59							2.26	5.59
9	NT/53907/16457	5.85	14.46	5.85	14.46							5.85	14.46
Roads, Yards & Buildings		0.68	1.68							0.68	1.68		
		25.93	64.08	8.11	20.05	10.13	25.03	7.01	17.32	0.68	1.68	22.46	55.51





Sporting, Mineral & Timber

All sporting and mineral rights are included in the sale insofar as they are owned by the seller. All standing and fallen timber is also included in the sale.

Access

The whole property can be easily accessed from a local authority adopted road the A698 between Denholm and Hawick and then via a private access road for which the purchaser will be granted the appropriate rights.

Services

Hillcrest benefits from mains electricity, mains water, oil fired central heating and drainage is to a private septic tank. The solar panels heat the water and generate electricity that is either exported or stored in the 2 batteries. The farm building benefits from mains water and mains electricity.

The glamping site has a mixture of services across the six units, there is mains electricity and mains water feeds taken from the farm building, but not all of the units have direct supplies, two are completely off grid however the communal showers and outdoor kitchen are connected. Four units have ecotoilets with soakaways, one has a portaloo and one has an above ground septic tank.

The majority of fields have trough mains water supplies with any remaining parcels being naturally watered.

There is an overhead low voltage overhead line on poles crossing parcels 4, 5 and 6 which supplies this and neighbouring properties.

Basic Payment Scheme

The whole property has been registered with Scottish Government Rural Payments and Inspections Division who have allocated a holding and parcel numbers. The whole farm is designated as Region 1. The seller will claim the Basic Payment Scheme for 2024 over the eligible land and will retain any payments due in respect of the scheme. The entitlements associated with Westcote Farm will be included within the sale.

Existing Rights, Servitudes & Wayleaves

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.

Occupation

The letting of Hillcrest and the Glamping units can be brought to an end to provide vacant possession upon completion of the legal sales contracts or equally continued by the prospective purchaser.

The arable land is occupied by the owners and farmed using a contractor.

The pasture land is let on grazing licences and parts of the shed are let on occupancy licences for storage, all of which are due to expire on 31st December 2024. These agreements generate an income of £9,320 per annum.

Date of Entry

The date of entry will be upon conclusion of the sales missives or by prior agreement.

Viewing

Potential purchasers are welcome to view the property whilst in possession of a copy of these sales particulars and having first made an appointment with the sole selling agents, Bell Rural Solutions. Appropriate caution should be exercised at all times during inspection.

Closing Date & Offers

A closing date for offers may be set, therefore prospective purchasers should formally note their interest with the selling agents. Offers should be submitted in Scottish Legal Form to the selling agents, Bell Rural Solutions, Leader House, Mill Road, Earlston, TD4 6DG. Our client is not bound to accept the highest or any offer and has the right to remove the property from sale at any time.

Ingoing Valuation

The purchaser(s) of Westcote Farm shall, in addition to the purchase price, be obliged to take over and pay for all cultivations and growing crops on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops, at a valuation to be agreed by a mutually appointed valuer(s).

Mortgage Finance

Bell Rural Solutions are approved Agricultural Mortgage Corporation (AMC) agents, and can help with obtaining loan funding for a variety of rural business activities, including the purchase of land and property. For further information, please do not hesitate to get in touch.

Solicitor

Amy Dickson

Cullen Kilshaw

Tolbooth House

42-43 Market Square

Duns, TD11 3DR

T: 01361 882501

E: duns@cullenkilshaw.com

W: www.cullenkilshaw.com

Important Notice

Bell Rural Solutions, their clients agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. 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 and Bell Rural Solutions have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. No responsibility can be accepted for any expenses incurred by potential purchasers when inspecting properties which have been sold, let or withdrawn.
4. Offers should be submitted in Scottish Legal Form to the sole selling agents, Bell Rural Solutions. Our client is not bound to accept the highest or any offer. The seller has the right to remove the property from the market or accept an offer at any time.
5. Potential purchasers should take care when viewing the property, particularly with the potential hazards associated with a working farm.
6. The photographs used within these sales particulars were taken in October 2024.

