

# LANGHOPE FARM, SELKIRK, SCOTTISH BORDERS, TD7 4PQ

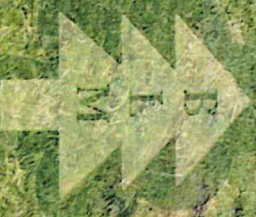


BUTLER LAND MANAGEMENT LTD

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# LANGHOPE FARM

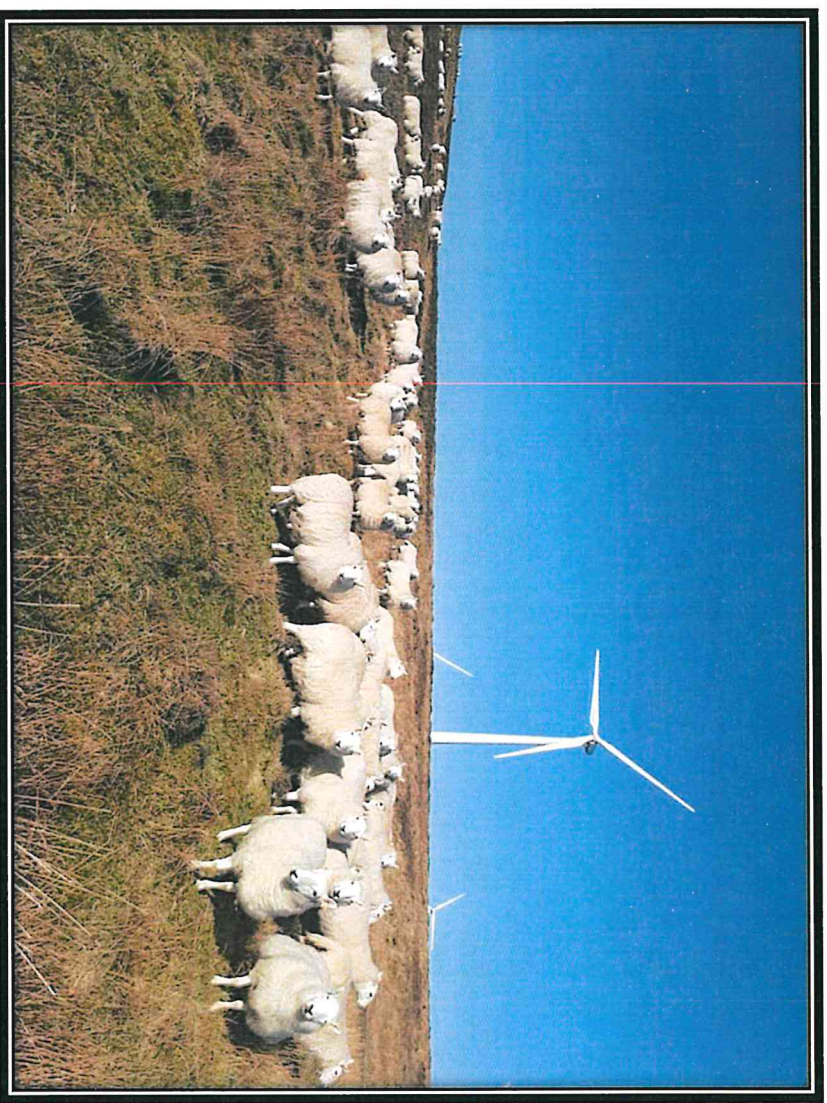
## Selkirk, Scottish Borders

A productive upland sheep and beef farm extending to around 845.77ac (342.27ha), affording a four bedroom farmhouse and a further three bedroom house with a range of farm buildings.

The property is available as a whole or in five lots.

### Guide Prices:

Lot One - £350,000  
Lot Two - £550,000  
Lot Three - £81,000  
Lot Four – £124,000  
Lot Five - £2,000,000

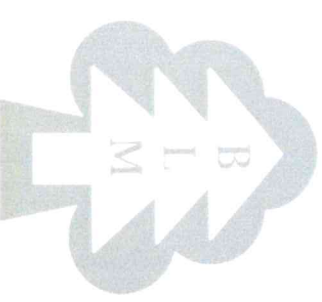
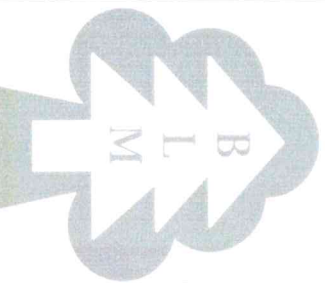


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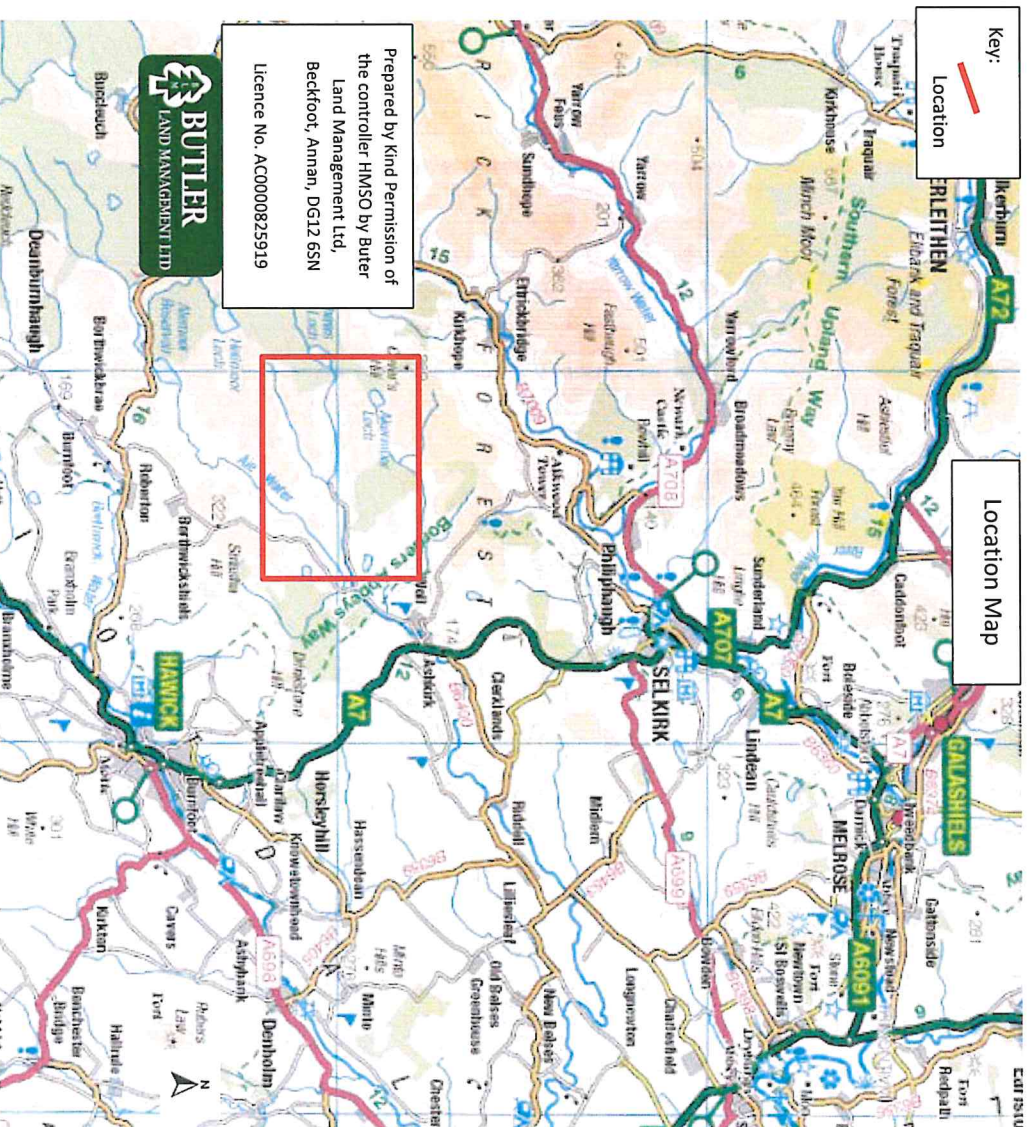
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# Location



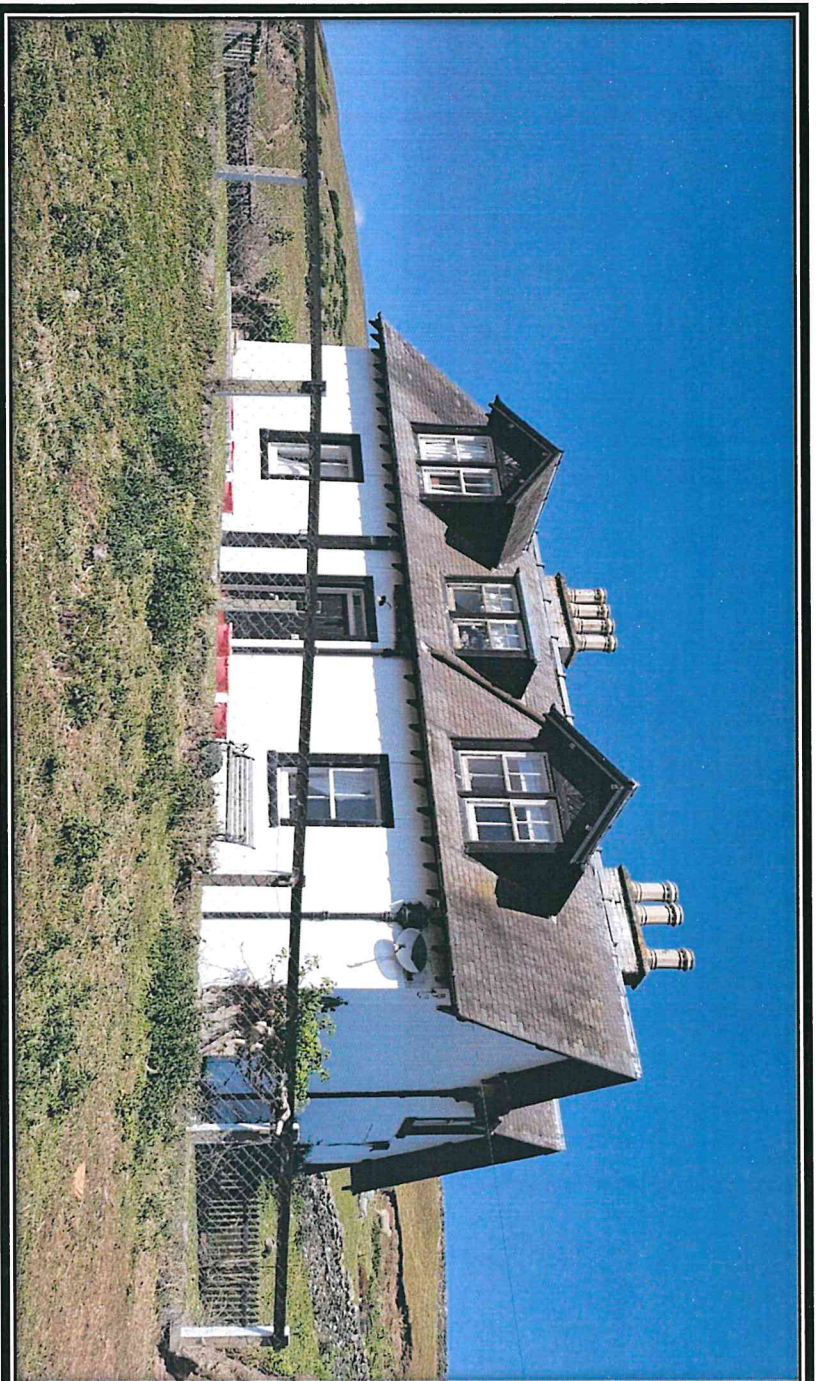
Langhope Farm is situated at the head of Langhope Burn 8.9 miles South of Selkirk and 10.3 miles North of Hawick. From the public road, which terminates at Todrig Farm, the property is accessed over a hardcore private track. This track was re-laid in 2021, and the maintenance liability is shared with the owners of Todrig.

There are local primary schools in the nearby villages of Lilliesleaf and Ettrickbridge, with secondary schools in the towns of Selkirk and Hawick. Other amenities are available in the towns of Selkirk, Hawick, and Galashiels.



# Lot 1

Lot 1 consists of the original detached farmhouse of traditional style stone construction with a pitched and slated roof, incorporating a platform section clad in lead. The Farmhouse has a tarmac parking area with a south and west facing fenced garden accessed over a gravel path. To the east of the dwelling and also forming part of Lot 1 is a garage incorporating fuel store and modern portal frame agricultural building. The land included totals approximately 2.55 acres of payment region one land shown shaded blue on the map on page 15. The Council Tax band is classified as 'F'.





# Accommodation

## Ground Floor

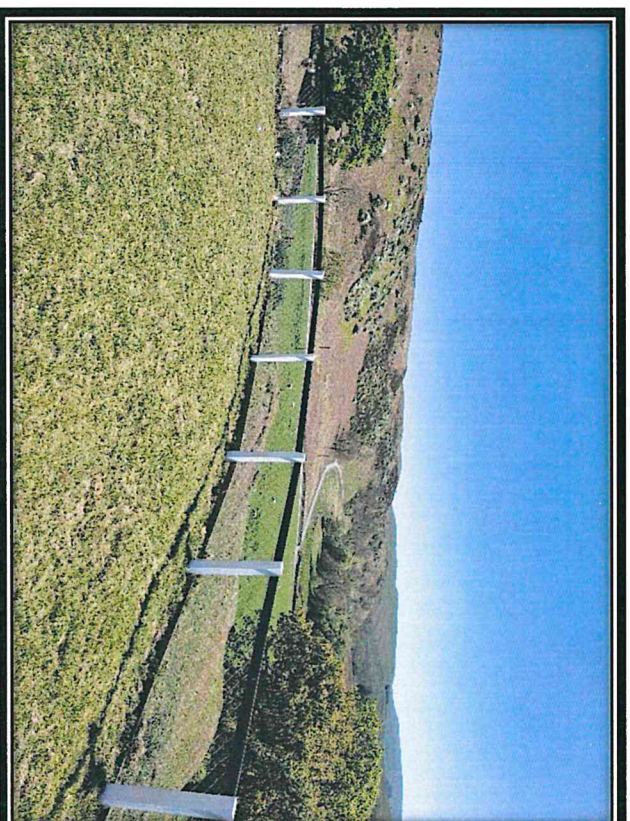
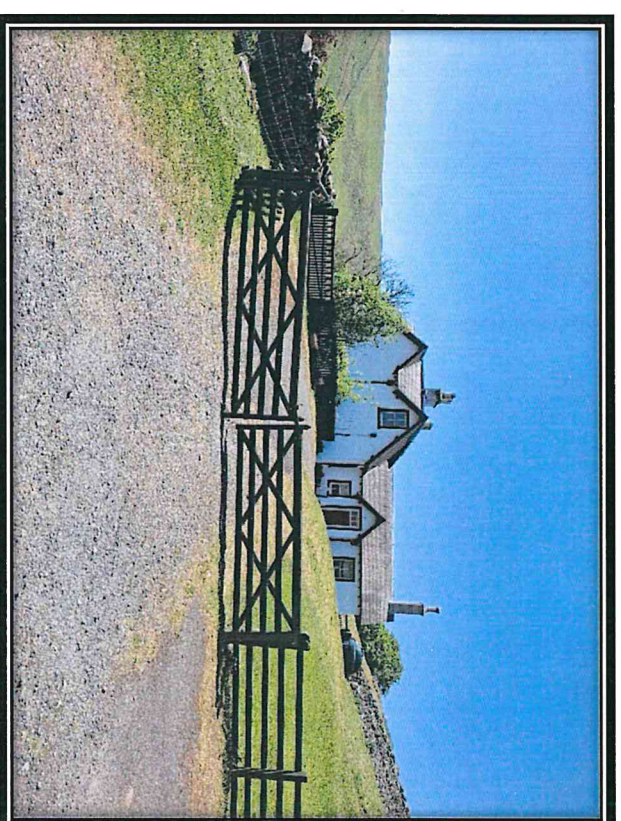
- **Entrance Porch**
- **Kitchen**
  - 4.9m x 4.77m
  - Oil Fired Rayburn
  - Servants Bells make an attractive feature in this room.
- **Pantry**
- **Back Kitchen**
- **Hall**
  - Pitched Pine Staircase
- **Office**
  - 3.93m x 3.75m
  - Fireplace
- **Sitting Room**
  - 3.75m x 4.52m
  - Fireplace
  - Two shelved cupboards
- **TV Room**
  - 4.6m x 3.76m
  - Fireplace
  - Built in Bookcase
- **Bathroom**
  - Electric Shower
  - WC
  - Washbasin
  - Bath

## 1st Floor

- **Bedroom 1**
  - 3.85m x 3.17m
  - Fireplace
- **Bedroom 2**
  - 3.83 x 3.7m
  - Fireplace
- **Bedroom 3**
  - 4.9m x 3.75m
  - Fireplace
- **Bedroom 4**
  - 4.9m x 3.15m
  - Fireplace
  - Built in Cupboard
- **Bathroom**
  - WC
  - Bath
  - Washbasin
  - Heated Towel Rail

## Stabling

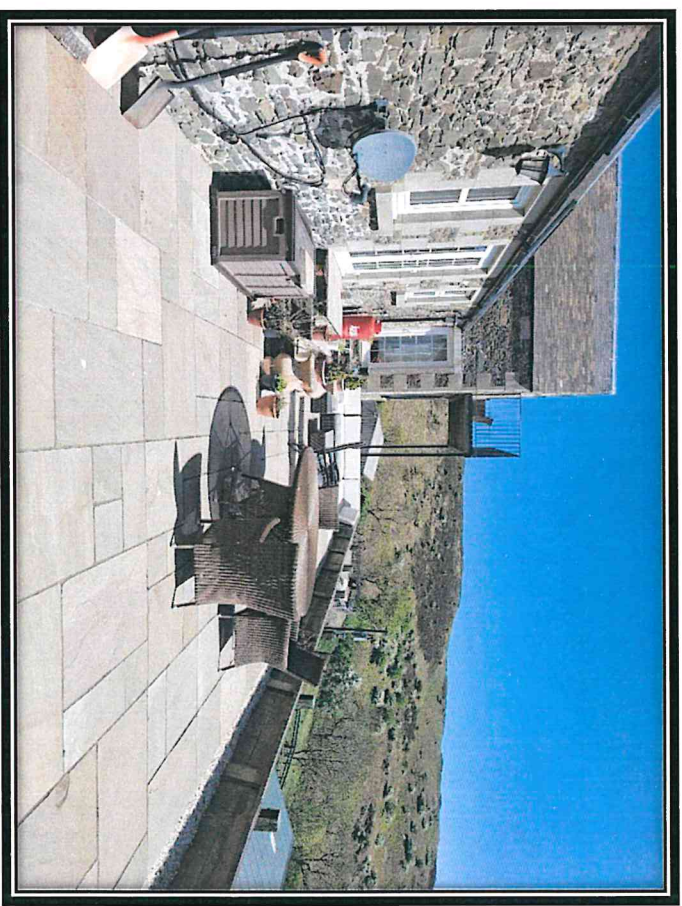
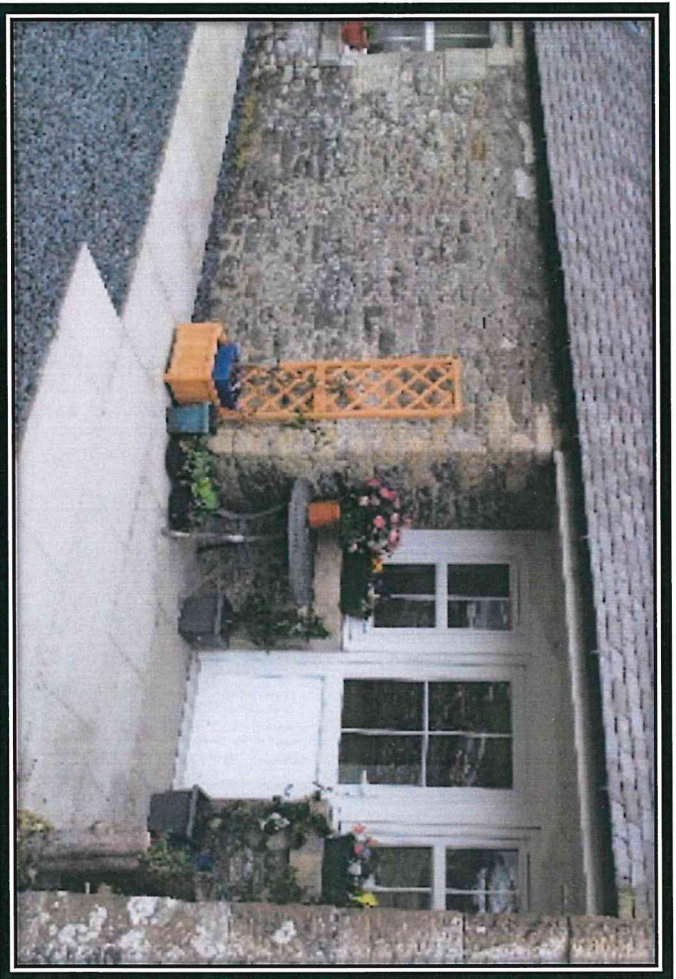
- **Cattle/Store Shed**
  - 27.5m x 12.4m
  - Feed Passage
  - Feed Barrier
- **Garage/Fuel Storage Shed**
  - 8.75m x 5.1m





# Lot 2

Lot 2 consists of The Old Steading, which is an excellent and imaginative farm building conversion of stone/block construction with a pitched and slated roof. To the rear parking is provided on two levels laid to gravel. The remaining private gardens comprise a stone seating area to the east and large south facing patio area with both affording dramatic views over the open countryside adjoining. Outbuildings included in Lot 2 comprise a metal clad Nissen hut immediately west of the dwelling whilst to the east there is a modern portal frame agricultural building with bulk feed bin adjacent set within an enclosed yard. The land included totals approximately 6.39 acres of region two land shown shaded pink on the map on page 15. The Council Tax band is classified as 'F'.





# Accommodation

## Ground Floor

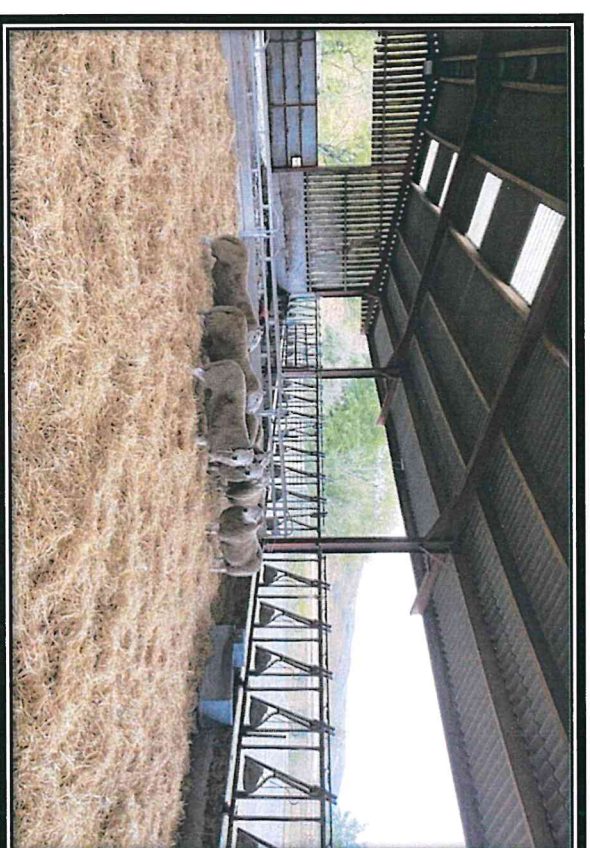
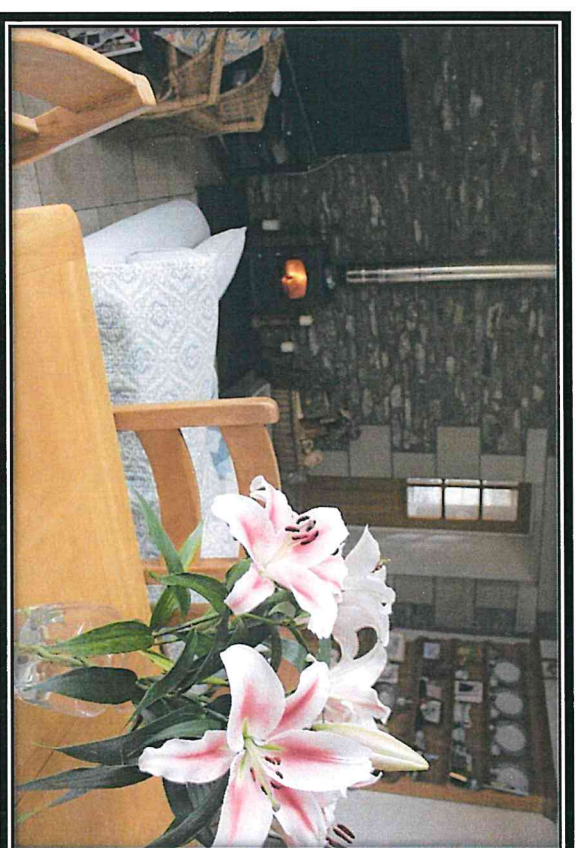
- **Back Hall**
- **Office**
  - 5.2m x 2.2m
- **Utility Room**
  - 2.6m x 1.5m
- **Bedroom 1**
  - 4.0m x 5.2m (OM)
  - En-suite Shower Room
- **Main Entrance Hall**
- **Kitchen/Family Room**
  - 9m x 4.4m
  - Muti Fuel Stove
- **Cloakroom**
  - 1.7m x 2.6m
  - WC
  - Wash Hand Basin
- **Sitting Room**
  - 4.6m x .3.0m
  - Muti Fuel Stove
  - Oak floor

## 1st Floor

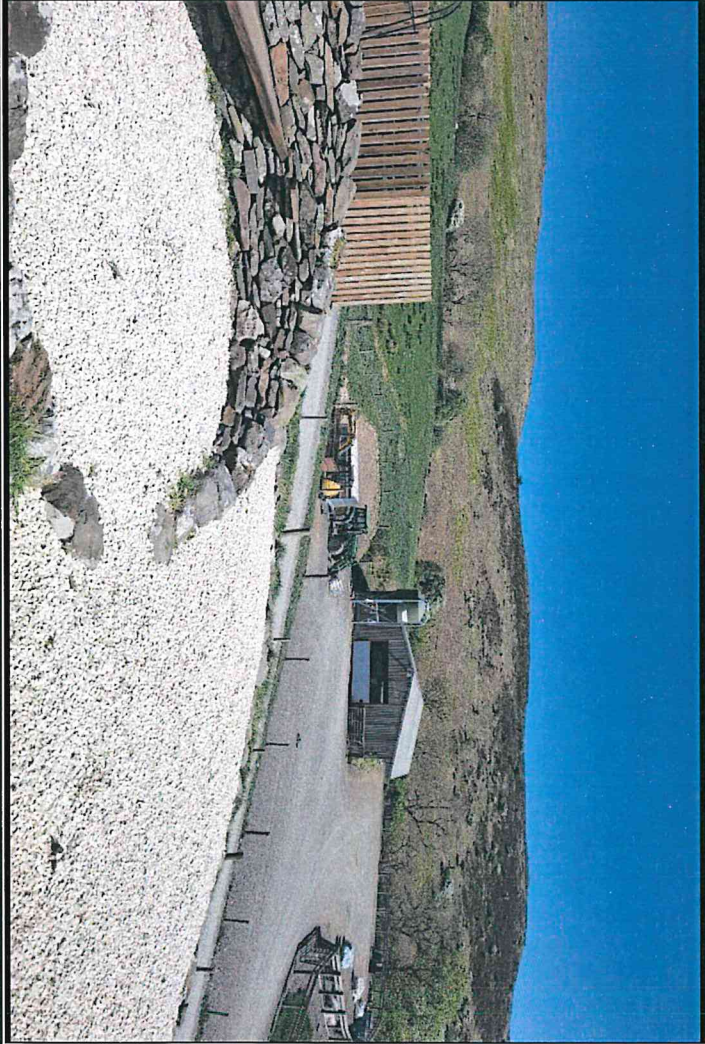
- **Stair to Bedroom 2**
- **Bedroom 2**
  - 3.3m x 4.1m (OM)
  - Balcony
  - Dressing Room 3.3 x 1.5m
  - En- suite Bathroom 3.4m x 1.8m
- **Stair to Bedroom 3**
- **Bedroom 3**
  - 4.1m x 3.6m (OM)
  - Balcony
  - Dressing Room 4.1mx 1.2m
  - En – Suite Bathroom 3.5m x 1.8m

## **Steading**

- **Portal Frame Cattle Shed**
  - 30.5m x 12.4m
  - Agribubel Self Locking Yokes
  - Straw Bedded
- **Bulk Feed Bin**
  - Approx 6 tonne
- **Nissen Hut**
  - 13.2m x 7.5m



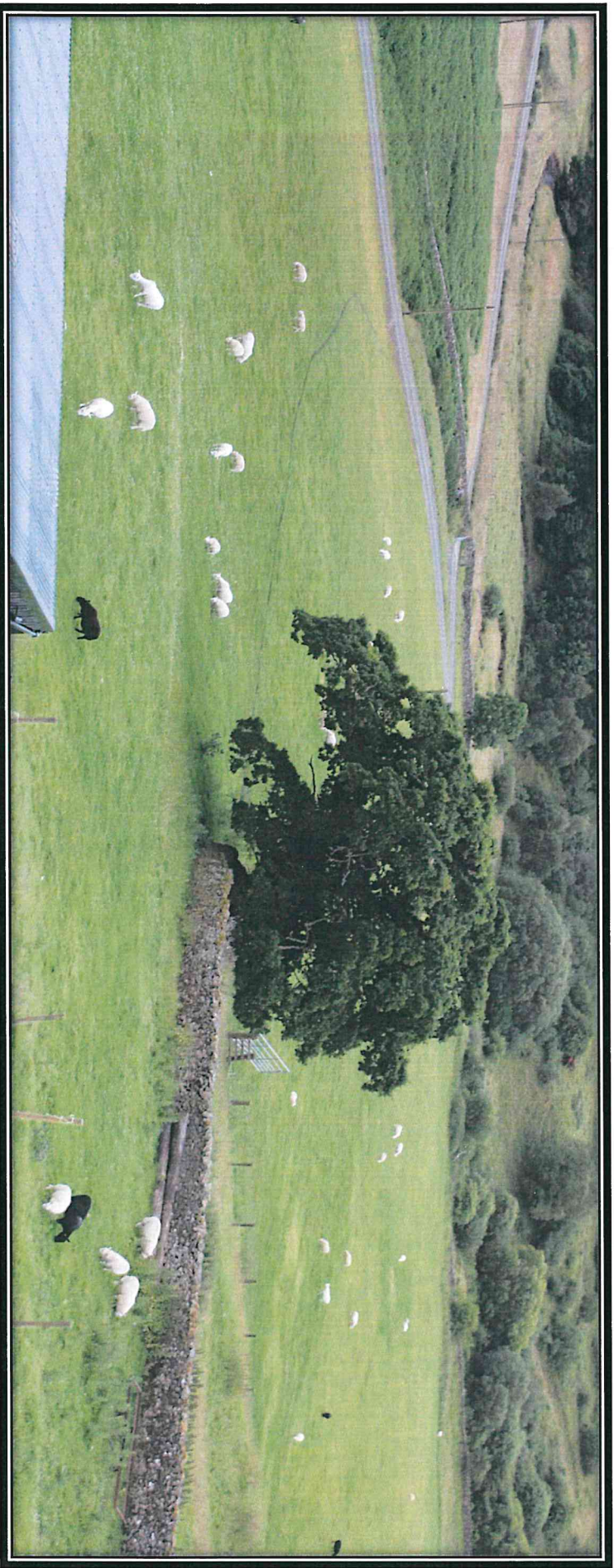






# Lot 3

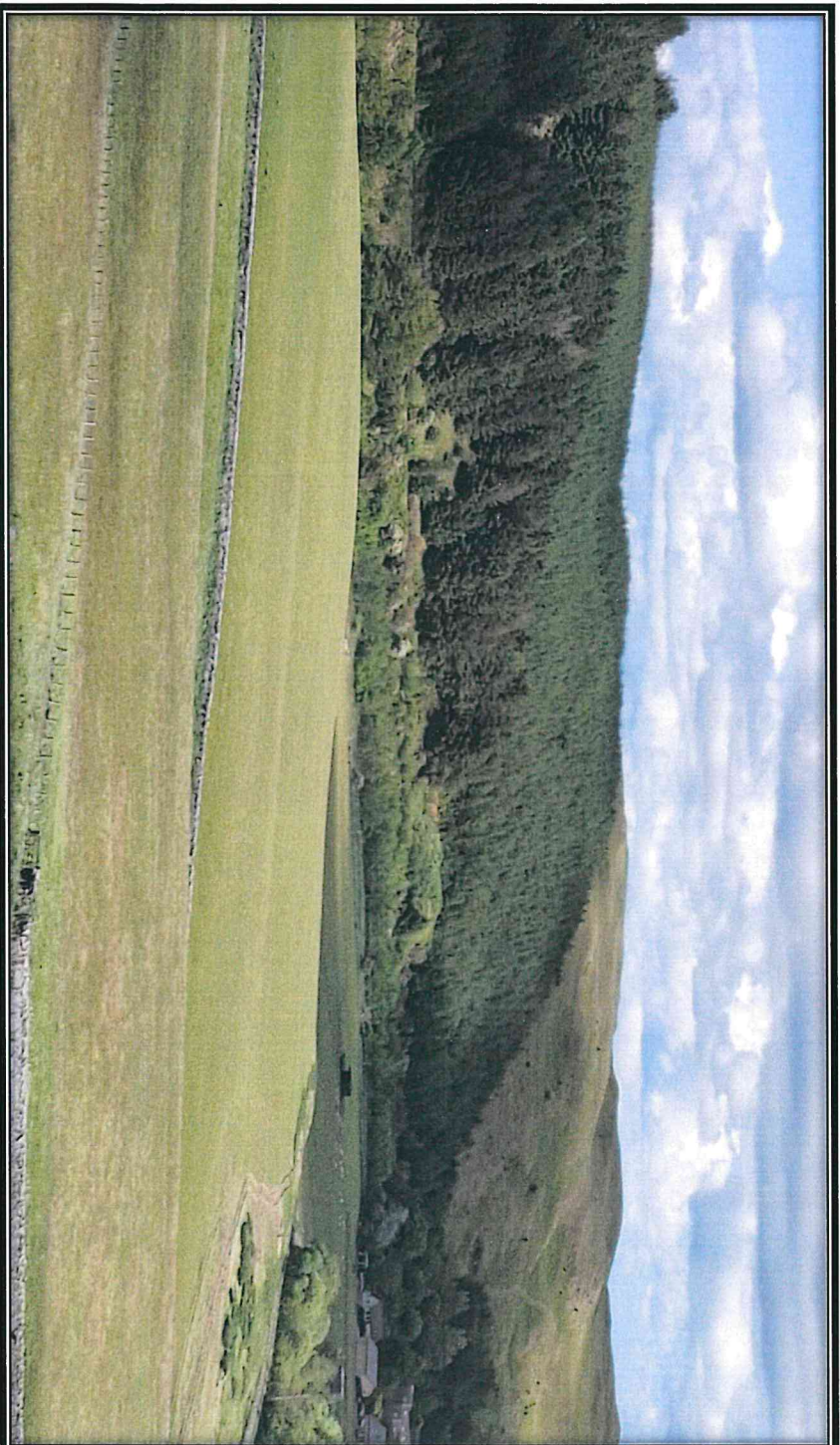
Lot 3 consists of approximately 13.56 acres of region one LFA land. This is at present down to a long term ley. The extent and location is shown shaded yellow on the map on page 15. Please note should this lot be sold separately a right of access will be reserved to allow access to the hill land over this lot.





# Lot 4

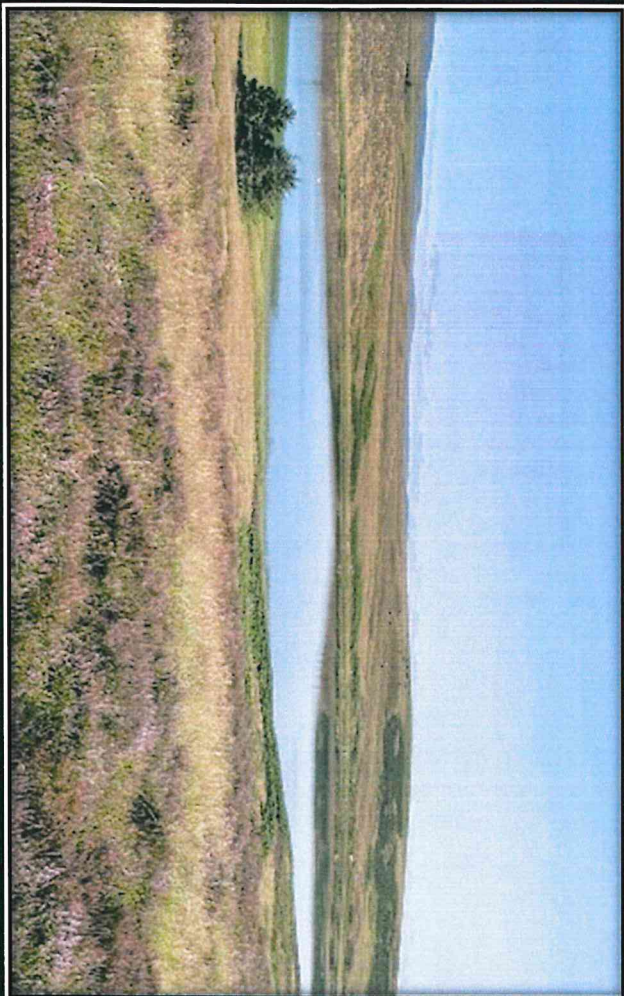
Lot 4 consists of approximately 17.68 acres situated approximately 1 mile distant to the south east down the valley from the main farm. This area has been used for silage production and also intense aftermath grazing, it is deemed region one LFA land. The extent and location is shown shaded red on the map on page 15.





# Lot 5

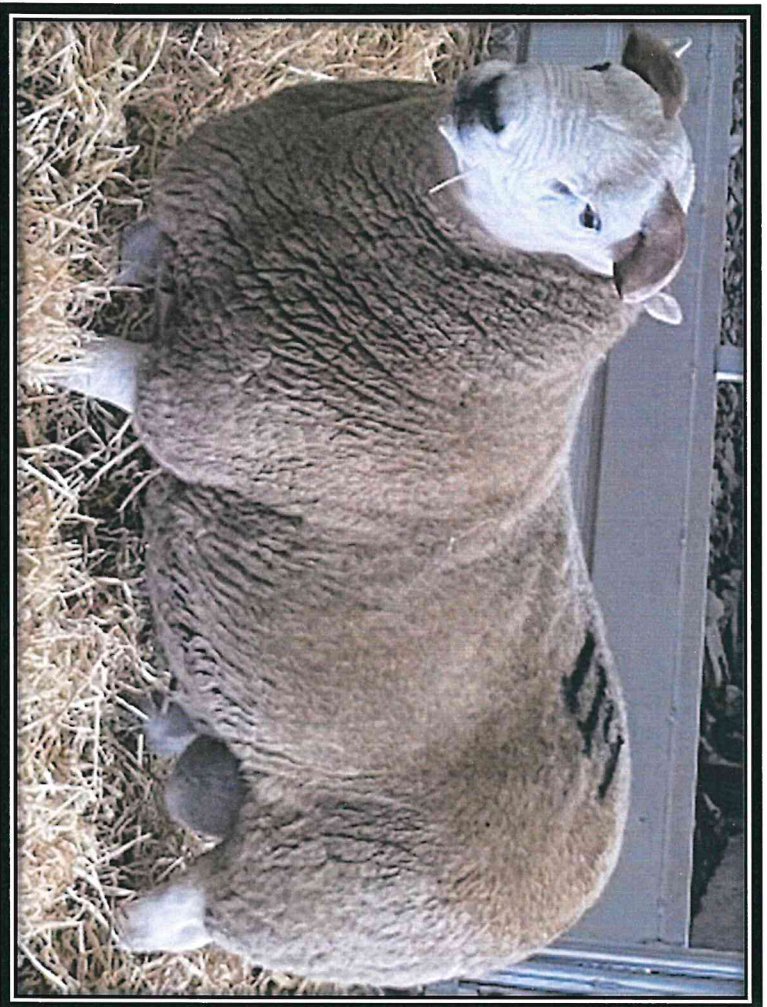
Lot 5 consists of approximately 805.59 acres of good hill ground. The land is classified as 5<sub>2</sub> and 6<sub>3</sub> as per the Macaulay Institute Scale. On the northern edge of this lot lies Akermoor Loch which is a designated SSSI. The property has access to the loch by virtue of the shared frontage. The extent and location is shown shaded green on the map on page 15.





# Sheep Stock

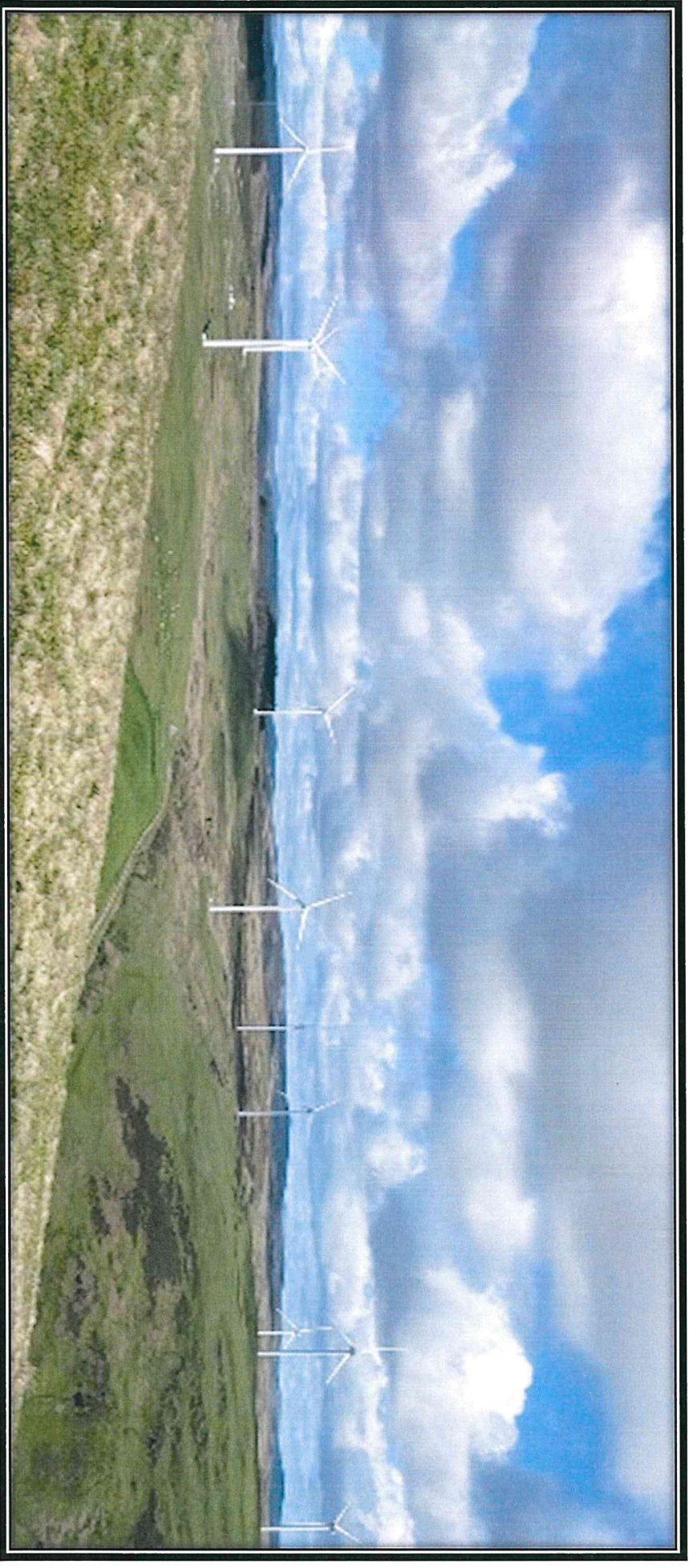
The hefted sheep stock is to be sold with lot 5, at a value to be assessed at the date of entry by Mr Neil McCleary of Hexham and Northern Marts acting as sole arbiter.





# Windfarm

Lot 5 is home to Langhope Rig Windfarm. SSE Renewables constructed the 10 turbine Windfarm, which became operational in 2015. The lease is now held by Langhope Rig Windfarm Limited has a further 26 years to run plus a period for decommissioning. The vendor proposes to retain the income from the windfarm, however, this could be available by separate negotiation.





# Land Schedule

Map Identification	Area (Ha)	Area (Ac)	Description
LOT 1	1.03	2.55	Permanent grassland
LOT 2	2.59	6.39	Permanent grassland
LOT 3	5.49	13.56	Permanent grassland
LOT 4	7.15	17.68	Permanent grassland
LOT 5	326.01	805.59	Rough hill ground
TOTAL AREA	342.27	845.77	PGRS & RGR







# General Notes

## Services

### *The Farmhouse*

Private Water Supply  
Mains Electric  
Oil Fired Rayburn  
Septic Tank

### *The Old Steading*

Private Water Supply  
Mains Electric  
Oil Fired Central Heating  
Septic Tank

## ***Wayleaves & Rights of Way***

The property is sold subject to all rights of way, Wayleaves and other burdens, etc., as at present existing.

## ***Viewing***

Strictly by arrangement with the Agents

## ***Entry***

Entry and vacant possession by arrangement

## ***Offers***

All offers in proper Scottish legal form should be lodged with the Agents. A closing date for offers may be fixed and therefore it would be MOST ADVISABLE for prospective purchasers to register their interest with the SELLING AGENTS.



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.

***Deposit***

A deposit of 10% of the purchase price will be payable to the Agents within seven days of the acceptance of an offer, but, notwithstanding, the property will not pass from the seller to the purchaser until the balance of the price is paid in full.

***Interest***

Interest will be payable on the deposit and the balance of the purchase price from the dates on which they respectively become payable at a rate of 5% per annum above the base lending rate of the Royal Bank of Scotland until date of payment.

***Plan***

The attached plan is for identification purposes only and as such its accuracy is not guaranteed.

***Photographs***

The photographs used are for the purpose of illustration only to demonstrate the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property and it should not be assumed that the photographs are taken within the boundaries of the property or show what is included in the sale.

***Measurements***

All measurements, areas and distances mentioned in the particulars are approximate and are not precise, if such details are fundamental to a purchase, purchasers must rely on their own enquiries.

***Energy Performance Certificate***

A copy of the Energy Performance Certificate and the Energy Report for the Old Steading has been independently provided by Stuart Patterson Design. A copy of the Energy Performance Certificate and Energy Report for the Farmhouse has been provided by DM Hall. The Surveys have been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 and a copy of this Certificate and the Report have been lodged on a National Register. A



copy of the Certificate and Report is available for inspection by interested parties at the office of Butler Land Management Ltd.

### ***Warranty***

Whilst the Vendor and his Agents have prepared these particulars with the utmost care they are not guaranteed and shall not form part of any contract of sale. Applicants must satisfy themselves as to the details of the property.

### ***Anti Money Laundering***

Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes.

### ***Note***

Due to the Requirements of Writing (Scotland) Act 1995 please note that these particulars do not constitute an offer or comprise part of any offer.

### ***Local Authority***

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

### ***Vendors Solicitor***

Mr. Andrew Duff, Messrs Lindsays LLP, Caledonian Exchange 19A Canning Street Edinburgh EH3 8HE

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