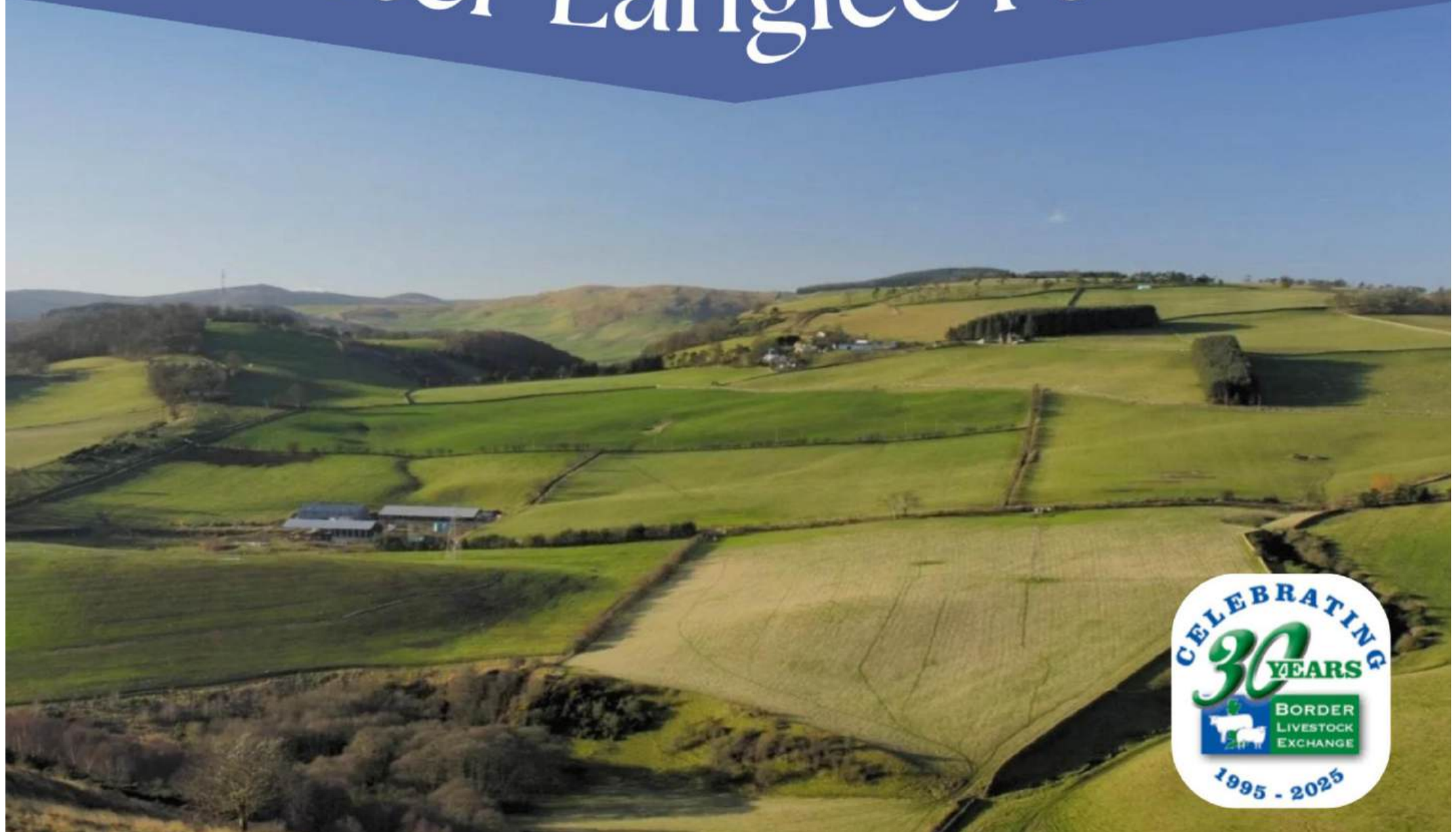


# Easter Langlee Farm





***A SUPERBLY POSITIONED BLOCK OF ARABLE/GRAZING LAND IN AN ELEVATED POSITION  
IN THE HEART OF THE SCOTTISH BORDERS***

*120.9 acres Arable Land, 36.45 acres Pasture, 8.15 acres Mixed Woodland,  
Modern Farm Steading, Potential Farmhouse Site*

*High Amenity with a varied Sporting Element, Rough Shooting, Roe Stalking*  
**EXTENDING TO ABOUT 169 ACRES (68.43Ha) IN ALL.**

Edinburgh - 30 miles   Galashiels - 0.5 miles   Melrose - 3 miles



## **Directions**

*Easter Langlee is situated ½ mile along the Galashiels to Langshaw Road off the B6374. From the south travel north on the A68; turn left just after St Boswells for Galashiels then turn right at the next roundabout for Melrose.*

*Take the 1st left over the Gattonside Bridge and continue for 1 ½ miles when you will turn right on the Langshaw/Lauder road. Easter Langlee is ½ mile along this road.*

*From Edinburgh travel south on the A7 take the B6374 and after ½ mile turn left for the Langshaw/Lauder and continue as above.*





### **Situation:**

*Easter Langlee is situated in the heart of the Scottish Borders in a prime location on the outskirts of Galashiels. The town of Galashiels is enjoying a vibrant economy with a superb range of services including primary and secondary schools, supermarkets, pubs, restaurants, cinema and a wide range of shops.*

*Transport links are excellent with the A7 only ½ mile away and Edinburgh only 30 miles to the north. The main London to Edinburgh rail link is available at Berwick-upon-Tweed and there are international airports at Edinburgh and Newcastle-upon-Tyne.*

*The area is well served with auction mart facilities which are available at St Boswells and Longtown. Livestock agents are based throughout the Borders offering their services for direct selling.*

*This area of the Borders offers an excellent way of life and the area is renowned for its quality and variety of outdoor pursuits.*

*Rugby is at the core of Borders culture with a thriving club circuit culminating in the world famous Melrose Sevens every spring. Close by, the River Tweed offers arguably the finest salmon fishing in Europe; there are championship golf courses at Roxburgh and Muirfield. The Cheviot Hills and Southern Uplands offer excellent hill walking. For mountain bike enthusiasts the famous Glentress Forest Tracks at Peebles are only ½ hour away.*

*The Border country is famous for being horse friendly and during the summer months there are Common Ridings and Ride-outs in nearly all the local towns as well as gymkhanas and events. During the winter the area is excellent hunting country with the Duke of Buccleugh Fox Hounds, the Lauderdale and College Valley/North Northumberland.*

### **The Land:**

*EASTER LANGLEE extends to approx 169 acres and lies between 120m (400ft) and 210m (700ft) above sea level. The land has tremendous potential for either arable/stock farming or industrial/commercial development being on the outskirts of the town.*

*The soil is an easily worked medium loam which has benefitted considerably from the present farming system and the return of significant FYM has improved the structure of the soil. The woodlands are a mixture of softwood and hardwoods which provide excellent cover and a natural habitat for all types and varieties of birds and wildlife.*

*The dykes and fences are generally in an adequate state of repair with the main boundaries having been recently renewed.*

### **Servitude Rights, Burdens and Wayleaves:**

*The property is sold subject to and with the benefits of all servitude rights including the rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and other.*

### **Tenure:**

*The property is offered for sale freehold with vacant possession.*

### **Local Authorities:**

*Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.  
Tel 01835 824000*

*SGRPID, Cotgreen Road, Tweedbank, Galashiels, TD1 3SG.  
Tel 01896 758333  
Main Farm Code 796/0004*



**The steading:**

*The new steading (built 2003) has been carefully designed to maximise the site and create ideal stock housing conditions by taking full advantage of the southerly aspect. There is still considerable scope for further expansion and development.*

**Building 1:**

*A modern cattle shed (160' x 70') with 20' x 45' working area together with loading/unloading bays integrated with the unit's stock handling system. The shed has been designed for efficient handling and minimal labour for large numbers of cattle.*

**Building 2:**

*Feed store (100' x 70') of steel construction with partially concreted floor for animal feed stuffs. At present the feed store works extremely well under the present intensive feed lot system.*

**Potential Farmhouse:**

*Planning permission has previously been applied for (Ref. 07/01456/FUL - subject to agreement of S.75 agricultural tie terms) for the erection of a three bedroom farmhouse as marked on the sale plan. The site has access from the north end of the steading and services are close at hand.*

*As Easter Langlee is situated on the outskirts of an expanding town a new owner may have the opportunity to take advantage of any future potential development.*





Mineral Rights

Any mineral rights insofar as they are owned are included in the sale.

Viewing

Viewing is strictly by prior appointment with the sole selling agents, Border Livestock Exchange Ltd on 01289 306067.

Offers/Closing Date

Offers over £1,100,000.00 are invited.

Offers should be submitted in Scottish Legal Form to the offices of Border Livestock Exchange Ltd, 5 Kings Mount, Ramparts Business Park, Berwick upon Tweed - TD15 1TQ. Interested parties are advised to notify the selling agents of their interest and only those who have done so will be notified of a closing date, should one be fixed. The selling agents reserve the right to sell privately without setting a closing date and are not bound to accept the highest or any offer.

Plans, Areas & Schedules

These are based on ordnance survey and SGRPID plans and are for reference only. Any error of mis-statement shall not annul the sale nor entitle any party to compensation in respect thereof.

Important Notice

These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary conditions for use and occupation and other detail are given in good faith and are believed to be correct, any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. This brochure including photography was prepared in accordance with the sellers instructions.

Easter Langlee Schedule						
IACS Classification						
Ref	Parcel Identifier	Field Name	Arable (ha)	Grass (ha)	Woodland (ha)	Steading
1	NT/50973/36116				0.50	
2	NT/51082/36222				1.15	
3	NT/51157/36569	Blackie's Hill	12.22			
4	NT/51176/36140	Jaw Bone	4.79			
5	NT/51262/36327				0.67	
6	NT/51333/36991	No 1	8.80			
7	NT/51405/36751	Nineteen Acres	8.02			
8	NT/51454/36236	Cow Park North	9.60			
9	NT/51457/35978	Cow Park South	5.50			
10	NT/51476/36512	Black Andrew		4.86		
11	NT/51592/36371				0.98	
12		Steading				1.45
13	NT/51766/36882	Calf Hill		9.89		
Totals			48.93	14.75	3.30	1.45

