



LAND AT LANTON
Jedburgh, Scottish Borders



LAND AT LANTON

JEDBURGH, SCOTTISH BORDERS, TD8 6ST

Jedburgh 4 miles Ancrum 4 miles Kelso 13 miles
(Distances approximate)

USEFUL PARCEL OF PRODUCTIVE/ADAPTABLE CLASS 3(I) ARABLE LAND IN THE TEVIOT VALLEY

- Two adjoining enclosures
- Established potato ground
 - Main road access
- Entitlement to Basic Payment Scheme on all eligible land included

IN ALL ABOUT 38.64 ACRES

For sale as a whole



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

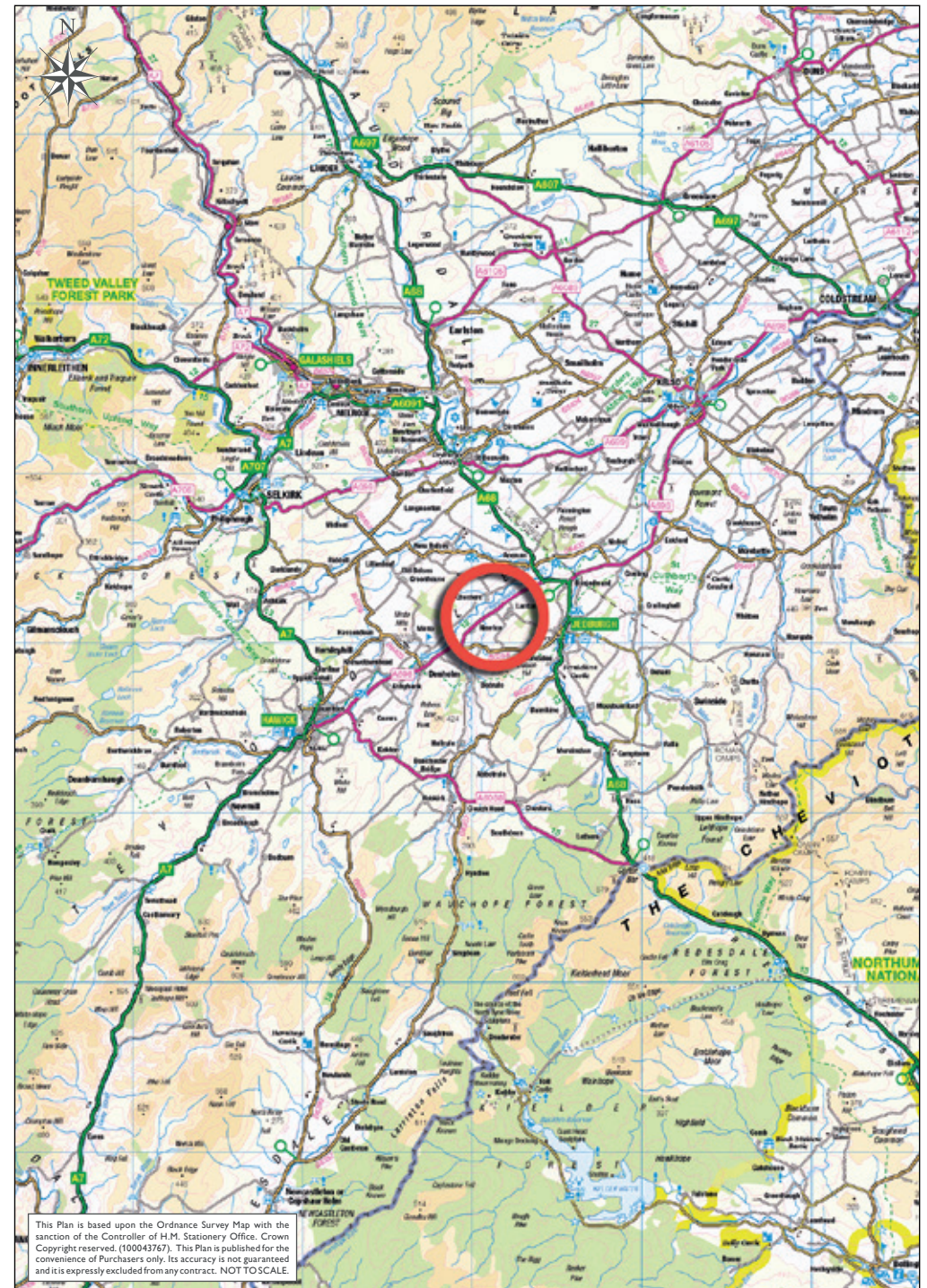
Barnard Castle
Tel: 01833 637000

Boroughbridge
Tel: 01423 590500

Chester-le-Street
Tel: 0191 303 9540

Driffield
Tel: 01377 337180

Kirkby Lonsdale
Tel: 01524 880320



Situation

The countryside surrounding the land at Lanton is spectacular, both in its extent and scale, and provides a wonderful backdrop. The historic Royal Burgh of Jedburgh lies approximately 4 miles to the south east. It is a bustling town with a full range of services. The Teviot Valley and the Border Lands are well known for the high quality crops and livestock they produce. Farming needs are well catered for in the area with several agricultural suppliers, grain merchants, contractors and engineers. Livestock markets are held regularly at Newtown St Boswells, Wooler, Longtown and Hexham. The landscape is famous for its incredible beauty, its diverse wildlife and the wealth of sporting and recreational opportunities it has to offer.

Directions

what3words: ///teardrop.visions.congratulations

Description

The land at Lanton extends to approximately 38.64 acres. It is divided by a mature hedge in to two enclosures, the larger of which extends to 21.95 acres, the other being 16.68 acres. The field boundaries are well maintained. Access is directly on to A698. Ranging in altitude from between c. 250 feet and c. 425 feet above sea level, the land is classified by the James Hutton Institute as Class 3(i). As such it produces consistently high yields of cereals and has grown good crops of potatoes.

(See boundary plan)

Sporting Rights

The sporting rights are in hand are included in the sale.

Timber & Minerals

All standing and fallen timber and the mineral rights are included in the sale insofar as they are owned.

Health & Safety

Given that the land currently forms part of a working farm we ask, for your own personal safety, to be as vigilant as possible when making your inspections.

Entry

Entry is available by arrangement with the seller.

Viewing Arrangements

Strictly by appointment through GSC Grays.

Tel: 01665 252 070

Offers/Closing Date

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date.

Solicitors

Messrs Geo & Jas Oliver
Hawick

Local Authority

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

Tel: 01835 824000

customerservices@scotborders.gov.uk

AFRC-RPID

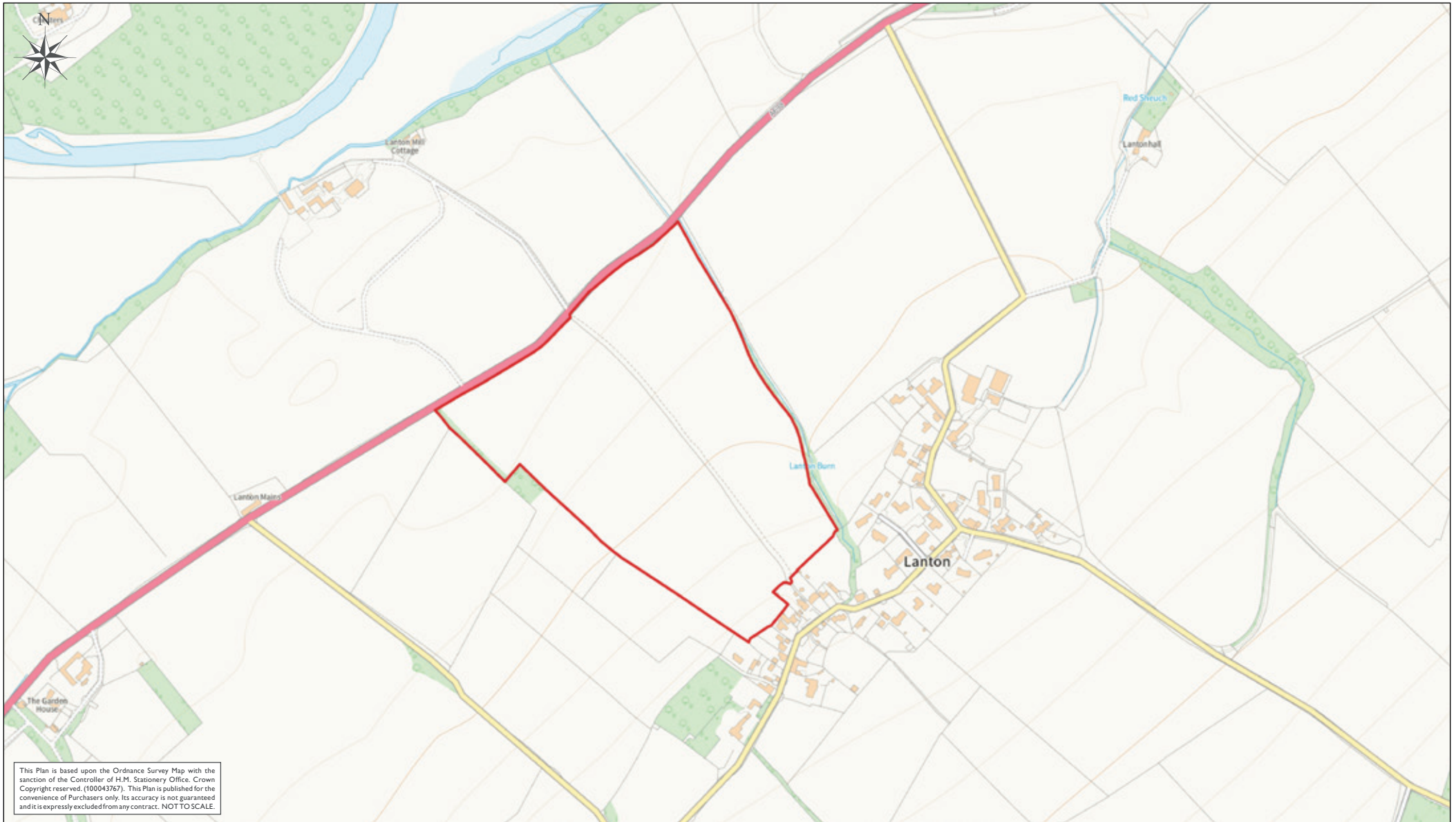
Cotgreen Road, Tweedbank, Galashiels, TD1 3SG
Tel: 01896 892400

Conditions of sale

1. Land at Lanton - unless specifically mentioned, items not mentioned within the sale particulars are excluded from the sale.
2. Farm in-going - in addition to the purchase price, the purchaser will be bound to take over at valuation the following (where applicable): all growing and harvested crops including hay, straw, silage, seeds, organic fertiliser, farmyard manure and commodities on the land.
3. Agri-Environmental Schemes (BPS) - entitlement to BPS is included in the sale. The land at Lanton has 15.7 hectares of Region 1 land. The BPS subsidy for 2024 will be retained by the seller.
4. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same and wayleaves whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
5. Deposit - On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Seller or their agent.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: August 2024. Photographs taken: August 2024.