

Westwood Farm

Houndwood | Eyemouth | Scottish Borders



Galbraith

A versatile farming unit located in a highly accessible location within the Scottish Borders

Reston 4 miles | Eyemouth 8.5 miles | Edinburgh 43 miles
(All distances are approximate)

A traditional 3 bedroom and 2 public room farmhouse in need of modernisation

Adaptable range of modern and traditional farm buildings

Excellent mix of grades 3 and 4 arable, pasture and grazing ground.

Set in an attractive rural setting with excellent links to nearby settlements and the A1

Opportunities for commercial and native woodland creation schemes (subject to obtaining necessary planting consents)

Areas of mixed amenity woodland providing a haven for wildlife

Land offering potential to expand sporting, natural capital and environmental interests

Land and buildings with longer term development potential (subject to obtaining necessary consents)

About 85.37 Ha (210.95 Acres)

FOR SALE AS A WHOLE OR IN 2 LOTS



2 Linnet Court | Cawledge Business Park
Alnwick | Northumberland | NE66 2GD
E: farmagency@gscgrays.co.uk

gscgrays.co.uk

Galbraith

Suite C | Stirling Agricultural Centre
Stirling | FK9 4RN
E: stirling@galbraithgroup.com

galbraith.com

Situation

Westwood Farm forms an excellent opportunity to acquire an attractive and compact farming unit occupying a private position within the pretty hamlet of Houndwood within the historic county of rural Berwickshire. The property is located in a highly accessible location on the east coast of Scotland, and benefits from direct access via a short section of public road onto the A1, offering excellent transport links to Edinburgh and the north of England.

The nearby village of Reston, located approximately 4 miles to the southeast, provides a selection of local amenities including a post office, village hall, and park. The coastal town of Eyemouth is about 8 miles to the northeast and offers a broader range of services such as supermarkets, cafés, restaurants, pubs, a swimming pool, and both primary and secondary schooling. The historic town of Berwick-upon-Tweed is approximately 13.5 miles to the southeast of the farm, and boasts a wide array of attractions, shops, restaurants, supermarkets, and educational facilities. The town also features a golf course, football and rugby club, enhancing its appeal for leisure and community engagement.

Edinburgh, Scotland's capital city, is within an hour's drive to north of the property, and regular rail connections are available from the East coast main line via nearby stations at Reston, Berwick-upon-Tweed and East Linton. The City of Edinburgh offers an abundance of retail and business services, renowned dining, cultural and amenity attractions. Edinburgh and Newcastle Airports are 52 miles and 77 miles distant respectively and are easily accessible by both road and rail providing daily domestic and international flights to a wide range of destinations.

Locally, this area of the Scottish Borders is renowned for its high-quality mixed farming units, and the surrounding area offers a mix of fertile soils capable of producing high yields across a variety of cereal and vegetable crops and large areas of pasture and grazing land well suited to the rearing of livestock. Westwood Farm offers a rare opportunity to acquire a productive farming unit located within a highly desirable and accessible farming location, befitting from a number of agricultural suppliers and contractors, offering additional resources to support farming operations. The excellent road network provides easy access to livestock markets located in Wooler (30 miles) and St Boswells (33 miles), and the farm is within about 1½ hours' drive from both United Auctions and Caledonian Marts in Stirling, offering multiple outlets for any livestock produced on the holding.



Description

Westwood Farm presents an adaptable and compact farming unit extending to approximately 85.37 Ha (210.95 acres) in total, which is predominantly located in a contiguous block, benefitting from a highly accessible position close to the A1 trunk road. The property includes an attractive, traditional stone-built dwellinghouse, set in a private and generous area of garden ground that surrounds the property and is partially enclosed by a stone dyke and fencing. There are a number of mature trees and hedging providing shelter and privacy to the farm.

The holding includes a versatile range of modern and traditional farm buildings which are located immediately to the rear of the house, and form part of the southern boundary of the principal block of farmland. The outbuildings may offer a longer term development potential for alternative use (subject to obtaining necessary consents).

The land holding at Westwood comprises an excellent mix of productive arable, grazing ground and amenity woodland which is divided into two blocks with the principal area of land being located to the north of the settlement boundary of Houndwood and is accessed directly from the farm road which leads between the farm steading and farmhouse. There is a further small area of arable and pastureland located to the south of the A1 which is reached via a private track which leads between points A and B on the sale plan. The farmland is well-suited to growing a selection of cereals, silage, hay, and other fodder crops, but at present all of the land is currently down to grass and has been let out for livestock grazing to a local farmer.

Method Of Sale

Westwood Farm is offered for sale as a whole or in 2 Lots.





Lot 1: Westwood Farmhouse, Farm Buildings And Land Extending To About 81.20 Ha (200.65 Acres)

Westwood Farmhouse

The farmhouse is located on the southern boundary of the principal block of land and is accessed via a short section of private driveway leading north from a minor public road. The property comprises a traditional stone-built farmhouse under a pitched slate roof and is complemented by an adjoining coal shed on the west gable wall. The house requires extensive modernisation and refurbishments, it offers excellent potential to become a spacious family home, with accommodation spread over two levels. The kitchen includes a traditional Aga oven, and each room benefits from existing sash and case windows that allow for ample natural light and views across the surrounding countryside. Full details of the accommodation and room dimensions are provided in more detail within the floor plans contained in these particulars.



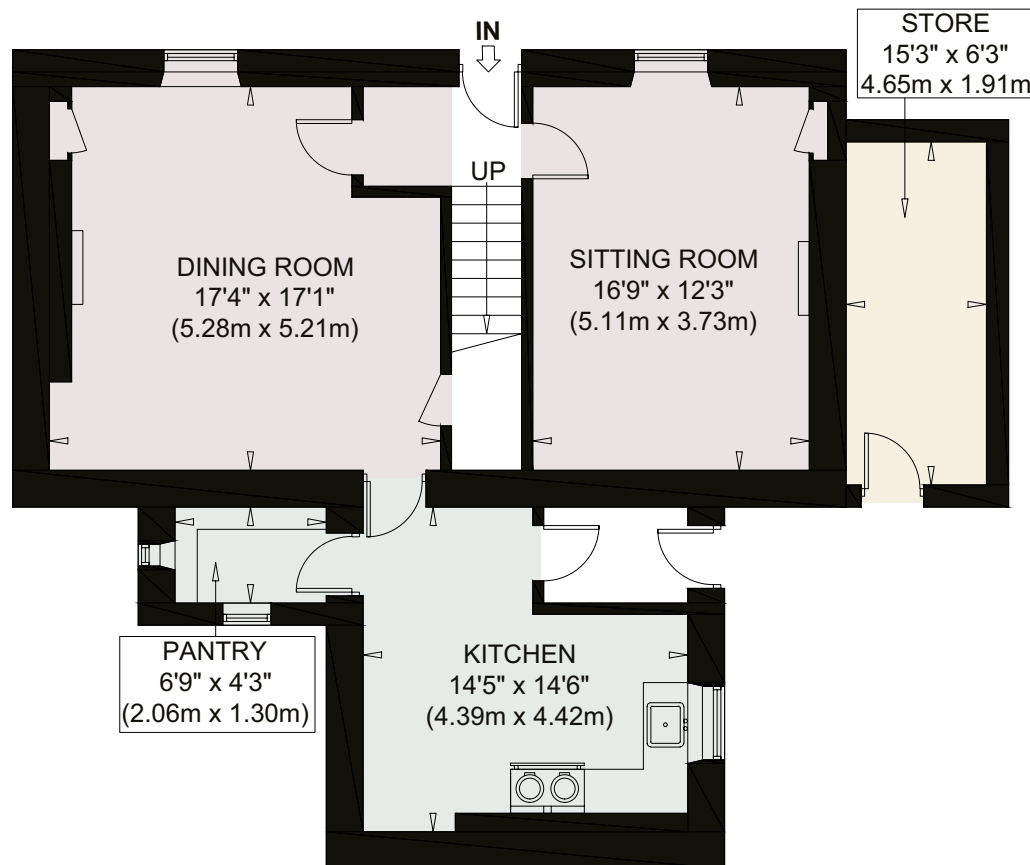
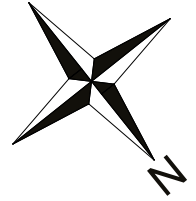
Floor plans

Approximate Gross Internal Floor Area 54.3 SQ M / 1660 SQ FT

Store Floor Area 8.9 SQ M / 95 SQ FT

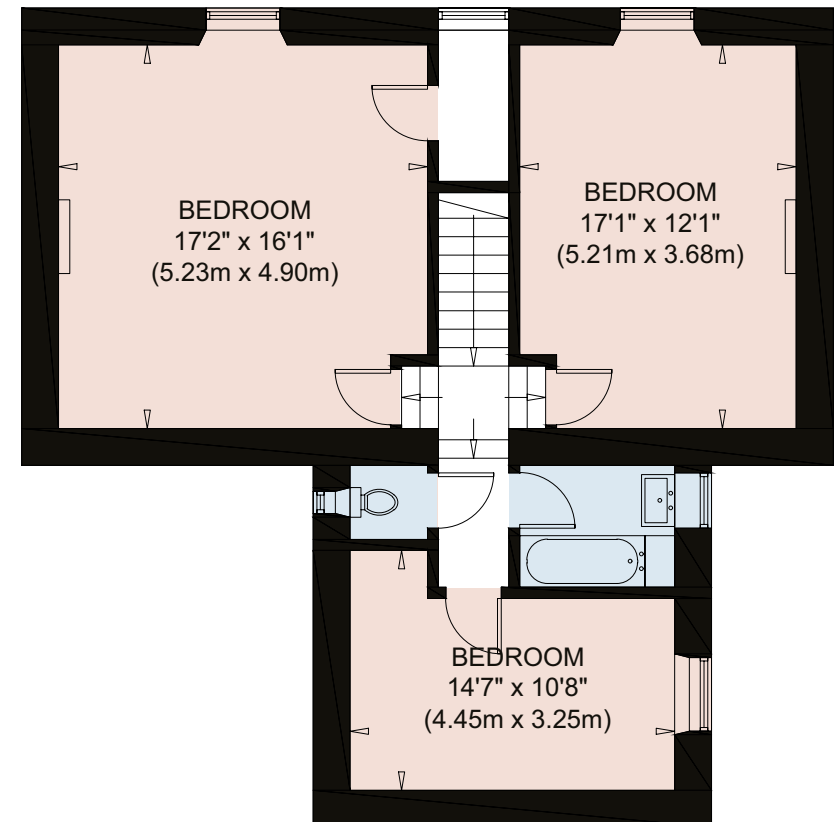
Total Combined Floor Area 163.2 SQ M / 1755 SQ FT

For identification only. Not to scale.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 80.1 SQ M / 862 SQ FT

STORE
GROSS INTERNAL
FLOOR AREA 8.9 SQ M / 95 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 74.2 SQ M / 798 SQ FT

Garden Grounds

The farmhouse is set within a generous area of garden ground which surrounds the property and is predominantly laid to lawn. The garden area is partially enclosed by a stone dyke and fencing, with small areas of shrubs, broadleaved trees and hedging providing privacy from the main road. To the rear of the house there is an area of tarmac which also forms part of the adjoining farmyard area, providing ample space for car parking.

Farm Buildings

Westwood Farm is equipped with a useful and adaptable range of modern and traditional outbuildings. The buildings lie to the northwest of the farmhouse and include a small yard area. The farm buildings comprise:

Pig Shed (7.34m X 5.11m)

Of stone construction under a tin roof with a concrete floor.

Store Shed (5.59m X 5.04m)

Of mixed stone, brick and block construction under a box profile roof with a concrete floor.

Garage (18.19m X 6.2m)

Mono-pitched shed and of timber frame construction under a corrugated tin roof and side cladding and a concrete floor.

General Purpose Shed 1 (. 31.3m X 8.62m)

Of timber and steel portal frame construction under a corrugated roof, with Yorkshire-board and tin side cladding, block walls, a concrete and stone floor.

General Purpose Shed 2 (approx. 17.4m X 9.28m)

Of timber and steel frame construction under a corrugated roof, with Yorkshire-board and tin side cladding, block walls, a concrete and stone floor.



Land at Westwood Farm

The land in Lot 1 extends to about 81.20 Ha (200.65 acres) and forms a contiguous area of farm and woodland which extends north and east from the farmhouse and farm buildings. The farmland consists of a mix of arable and grazing ground, with the majority of the land being designated as Grade 4.1 and 4.2 by the James Hutton Institute, with several smaller areas of Grade 3.2 and 5.2. The land is generally of a southerly aspect, rising from approximately 92m above sea level on the southern boundary to 238m near Dalks Law. The land offers an excellent mix of arable and ploughable pastureland closest to the farm steading, and a larger area of pasture and rough grazing land located to the north of the holding. The land is currently all down to pasture and has historically been used for sheep and cattle grazing and is enclosed by a number of neighbouring woodlands along the western and eastern boundaries which provide shelter. There is an area of amenity woodland located on the southeastern boundary of the subjects which is bound to the south by the public road and Houndwood Church and Cemetery to the west, which may offer wider amenity use subject to obtaining necessary consents.





Lot 2: Land South Of A1 Extending To About 4.17 Ha (10.30 Acres)

The land in Lot 2 extends to about 4.17 Ha (10.30 acres) and forms a contiguous block of land that lies to the south of the A1 and the Eye Water and is bounded to the south by the main East Coast Railway line. The farmland consists of a mix of arable and grazing ground. The land has been designated as Grade 3.2 by the James Hutton Institute. The land has a slight northerly and westerly aspect, rising from approximately 85m above sea level adjacent to the Eye Water to 97m on the southern boundary adjacent to the railway line. Lot 2 benefits from an agricultural right of access over a private road which leads south from the A1, and between points A-B on the sale plan.



General Remarks and Information

Clawback

The missives of sale of Westwood farm will be subject to the purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the holding being obtained subsequent from the date of entry for a period of 30 years.

Local Authority

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

Scottish Government Rural Payments and Inspections Directorate

Galashiels, Scottish Government
Agriculture and Rural Economy
Cotgreen Road
Tweedbank
Galashiels
TD1 3SG.
Tel: 0300 2441400
SGRPID.galashiels@gov.scot

IACS

All the farmland is registered for IACS purposes, and the farm code is 71/247/0105

Nitrate Vulnerable Zone (NVZ)

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

Services, Council Tax And Energy Performance Certificate(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	EPC
Lot 1 - Westwood Farmhouse	Mains	Private	Mains	Open fire and Electric AGA	Band D	G01
Lot 1 - Westwood farm buildings	Mains	N/A	Mains	N/A	N/A	N/A
Lot 2 - Land	Mains	N/A	N/A	N/A	N/A	N/A

Basic Payment Scheme Entitlements (BPSE) 2025

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the Purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management Requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) for the remainder of the scheme year.

The Seller may enter discussions with the Purchaser(s) to transfer the right to receive the Basic Payment Scheme (BPS) Entitlements in addition to the heritable property either as a whole or in individual lots of sale by separate negotiation. Further details are available from the Selling Agents.

Less-Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

Solicitors

Shepherd & Wedderburn, 9 Haymarket Square, Edinburgh EH3 8FY

Minerals

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

Timber

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

Sporting Rights

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

Fixtures and Fittings

All fixture and fittings within farmhouse and buildings are included in the sale price. No other items are included unless mentioned in the sales particulars.

Ingoing Valuation

The purchaser(s) of Westwood Farm shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

1. All cultivations and growing crops on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 8% over Bank of Scotland borrowing rate.

Deposit

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

Post Code

TD14 5TP

What3words

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

Lot 1: <https://what3words.com/crew.shuffle.motive>

Lot 2: <https://w3w.co/happening.jigsaw.altitude>

Viewing

Strictly by appointment with the Selling Agents.

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(s).



Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

Health & Safety

The property is an agricultural holding, and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

Westwood Farm

	Area		BPS Region	Silage/Arable		Pasture/Grazing		Rough Grazing		Woodland		Other	
LOT 1													
Field No	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	4.10	10.13	1	4.10	10.13								
2	4.64	11.47	1	4.64	11.47								
3	1.29	3.19	Woodland							1.29	3.19		
4	1.99	4.92	1	1.99	4.92								
5	0.10	0.25	1			0.10	0.25						
6	1.73	4.27	1	1.73	4.27								
7	3.54	8.75	1	3.44	8.50					0.10	0.25		
8	4.99	12.33	1	3.35	8.28	1.27	3.14			0.18	0.44	0.19	0.47
9	8.50	21.00	1	8.50	21.00								
10	7.19	17.77	1	7.19	17.77								
11	6.64	16.41	1			6.64	16.41						
12	8.83	21.82	1			8.83	21.82						
13	27.22	67.26	2					27.22	67.26				
Misc	0.44	1.09										0.44	1.09
TOTAL	81.20	200.65		34.94	86.34	16.84	41.61	27.22	67.26	1.57	3.88	0.63	1.56
LOT 2													
14	0.53	1.31	1	0.39	0.96	0.08	0.20					0.06	0.15
15	3.63	8.97	1	3.55	8.77					0.08	0.20		
Misc	0.01	0.02										0.01	0.02
TOTAL	4.17	10.30		3.94	9.74	0.08	0.20	0.00	0.00	0.08	0.20	0.07	0.17
TOTAL	85.37	210.95		38.88	96.07	16.92	41.81	27.22	67.26	1.65	4.08	0.70	1.73

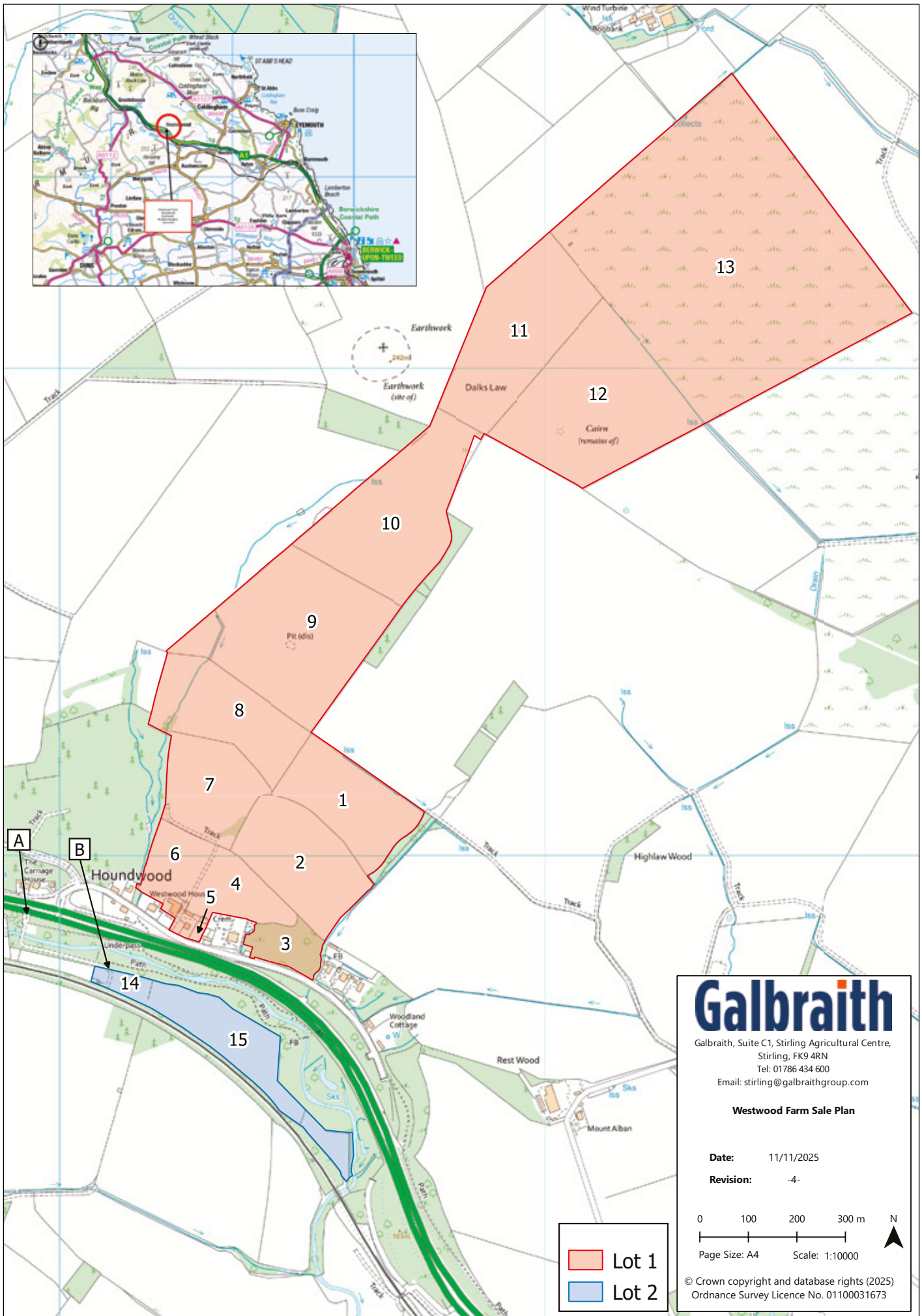
Third Party Rights and Servitudes

Lot 2 - Network Rail benefit from a pedestrian right of access across field 14.

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 as satisfied themselves in respect thereof.

Finance

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent.





Galbraith

IMPORTANT NOTES: 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a 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. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming, if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6. Third Party Rights and Servitudes 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2025.