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LAND AND STABLES AT LONGBAULK, HAWICK
GRAZING FIELDS FOR SALE IN TWO LOTS OR AS A WHOLE

LOT 1 : OFFERS OVER £75,000
LOT 2 : OFFERS OVER £90,000

LOT 1 AND LOT 2 AT LONGBAULK, HAWICK OFFERS OVER £75,000 AND £90,000 RESPECTIVELY



DESCRIPTION:

We are pleased to bring to the market a unique opportunity to purchase a block of grazing land, situated just off the A7 and extending in total to approximately 25 acres. The land benefits from two stabling blocks each serviced by mains water and electricity together with a small riding arena, and is available as a whole or in two lots. The land is predominately used for equestrian purposes but would suit a variety of uses including as a valuable 'add-on' to neighbouring farmland.

METHOD OF SALE:

As a whole or in two lots.

LOT 1

Lot 1 comprises approximately 11 acres of grazing ground, stabling facilities with mains electricity and water and a small horse-riding arena.

LOT 2

Lot 2 comprises approximately 14 acres of grazing ground together with stabling facilities, including tack room.

POSSESSION:

The property is sold with vacant possession, however, the stabling facilities are leased on an informal basis and the purchaser would have the option of continuing that arrangement, providing an immediate return.

ACCESS:

Access to the land is taken either via a private access road leading from Longbault Road or directly from the A7 via a private access road.

SPORTING & MINERAL RIGHTS:

These are included in the sale but only insofar as the Seller has title thereto.

BASIC PAYMENT SCHEME:

The land is registered with SGRPID (Main Location Code 771/0055). The land will be offered for sale with relevant Region 1 Basic Payment Entitlements.

MATTERS OF TITLE:

The land is sold with the benefit of any servitudes and under the conditions in the title including any existing rights of way, right of access and servitudes, whether public or private and whether constituted in the title deeds or not. Prospective purchasers are advised to contact Geo & Jas Oliver, 13 High Street, Hawick TD9 9DH for a definitive list of burdens subject to which the land is sold.

SERVICES:

Mains water and electricity supply to each stable block but the incoming purchasers will require to split the electricity and water supply between the respective lots.

BOUNDARIES:

Any boundaries delineated in these particulars are for visual purposes only and shall not be relied upon by any party.

LOCATION:

Longbault is a popular and elevated area located in the southern part of Hawick. The land has direct access onto the A7 and is a stone's throw away from local amenities. Hawick itself boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh ideal for city commuters.

VIEWING:

By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE:

Interested parties are advised to have their interest noted though their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

INTERNET WEBSITES:

All our properties can be viewed at www.gandjoliver.co.uk as well as www.zoopla.co.uk, www.primelocation.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION:

If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

