

Edwin
Thompson



DINLEY

Hermitage, Newcastleton, Roxburghshire, TD9 0LT



Dinley

Hermitage, Newcastleton, Roxburghshire, TD9 0LT

Hawick
21.7 miles

Newcastleton
8.2 miles
(all distances are approximate)

Langholm
13.6 miles

Kelso
36.4 miles

What3Words:///pitchers.resort.pollution

A WELL-PRESENTED, STOCK FARM COMPRISING OF SEVEN BEDROOM FARMHOUSE, TWO BEDROOM COTTAGE WITH RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 614.66 HECTARES (1518.86 ACRES)

FOR SALE IN FOUR LOTS OR AS A WHOLE

Lot 1 – Dinley Farmhouse, Range of Traditional and Modern Buildings and Agricultural Land/Woodland extending to approximately 9.53 hectares (23.55 acres)
Offers Over - £575,000 (Five Hundred and Seventy-Five Thousand Pounds)

Lot 2 – Land at Dinley extending to approximately 219.07 hectares (541.34 acres)
Offers Over - £650,000 (Six Hundred and Fifty Thousand Pounds)

Lot 3 – Land at Dinley extending to approximately 385.28 hectares (952.05 acres)
Offers Over - £925,000 (Nine Hundred and Twenty Five Thousand Pounds)

Lot 4 – Dinley Riverside Cottage and Woodland/River extending to approximately 0.77 hectares (1.90 acres)
Offers Over - £220,000 (Two Hundred and Twenty Thousand Pounds)

Whole: 614.66 Hectares (1518.86 Acres)
£2,370,000 (Two Million Three Hundred and Seventy Thousand Pounds)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.



Selling Agent
Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW

Tel: 01228 548385
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Matthew Bell Dealing



Introduction

Dinley offers an exceptional opportunity to purchase a upland stock rearing farm with range of traditional and modern agricultural buildings. The property has a large amount of potential to be used for carbon or large scale tree planting, subject to obtaining the relevant consents. The property is located in the heart of the Scottish Borders and nestled into Scottish Borders hills between Newcastleton and Hawick. The property is located 8.2 miles to the North of Newcastleton which benefits from a good range of local amenities and 21.7 miles to the South of Hawick, which offers a broader range of local amenities.

The holding includes:

- A very well presented seven bedroomed house.
- A two bedroomed cottage.
- An range of traditional and modern agricultural buildings.
- Approximately 614.66 Hectares (1518.86 Acres) of land which has the potential to be used for carbon capture, tree planting or other uses subject to obtaining the relevant consents.

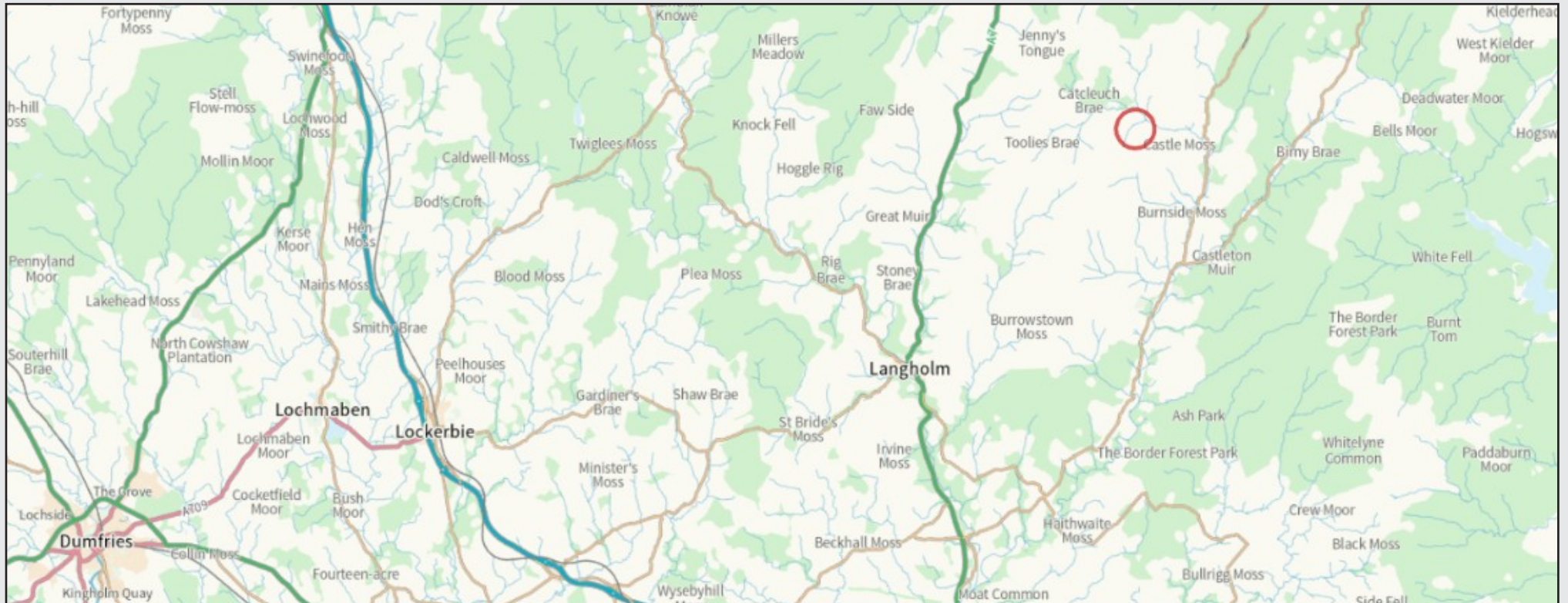
Location

The property is located in a rural position and benefits from expansive views of the local countryside. The property lies within a favoured farming district in close proximity to Newcastleton and Hawick where livestock rearing form the main agricultural enterprise.

Local Amenities

The City of Carlisle lies some 34.25 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with nearest auction mart being Longtown Auction (24.8 miles).







Lot 1

Dinley Farmhouse, Buildings and Land

Farmhouse, Traditional and Modern Agricultural Buildings and Land
Extending to approximately 9.53 Hectares (23.55 Acres).

Guide Price: £575,000 (Five Hundred and Seventy Five Thousand Pounds)

Dinley Farmhouse

The spacious farmhouse built in late 1700`s spans 3097.5 sq. ft. (287.8 sq. m) over two floors. The property is of stone construction under a slate roof.

The property benefits from a natural water supply, mains electricity supply and private sewerage. The property benefits from oil fired central heating.

The property briefly comprises:

Ground Floor

Entrance Porch: 2.00m x 1.75m
Tile floor.

Living Room: 4.28m x 4.58m

Open fire and carpeted floor covering.

Hallway

Tiled floor covering.

Study: 3.04m x 4.62m

Wood burner and carpeted floor covering.

Bedroom: 3.02m x 4.56m

Carpeted floor covering, storage cupboard and doors to outside.

Downstairs Toilet

Tiled floor covering, WC, sink and shower.

Utility: 2.26m x 3.88m

Lino floor covering.

Kitchen/Dining Room: 8.46m x 4.85m

Tiled floor covering, moveable island, oil Aga, wall and base units.
Stairs leading to two bedrooms.

Boot Room: 2.00m x 2.31m

Tile floor covering.

Porch.

Door leading to the rear of the property.

First Floor

Landing: 4.91m x 2.16m

Bathroom

Wooden floor covering, bath, WC, sink.

Bedroom: 4.28m x 4.60m

Wooden floor, built in cupboard.

Bedroom: 3.66m x 4.58m

Wooden floor.

Bedroom: 3.70m x 4.58m

Carpeted floor covering and storage cupboard.

Bedroom: 3.05m x 4.60m

Wooden floor.

Attic Room 1/Bedroom: 3.18m x 3.57m

Carpeted floor covering.

Attic Room 2 / Bedroom: 6.50m x 3.20m

Carpeted floor covering.

Attic Room 3 / Store Room: 3.02m x 3.20m

Outside

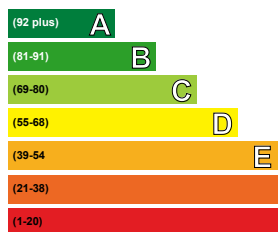
Well-Established Garden wrapped around the property: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking to the rear of the property and driveway to the front. There is also a large patio area.



Ground Floor

Approx. 159.1 sq. metres (1712.0 sq. feet)

Very energy efficient - lower running costs



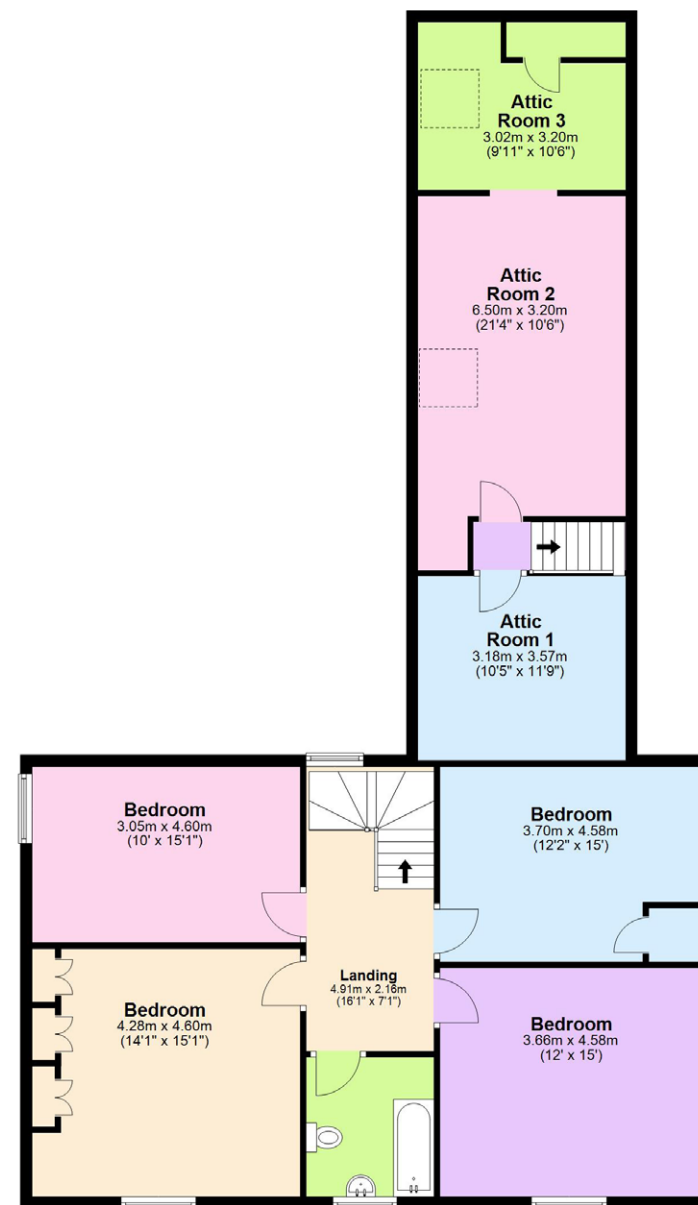
Not energy efficient - higher running costs

Current	Potential
	77
37	



First Floor

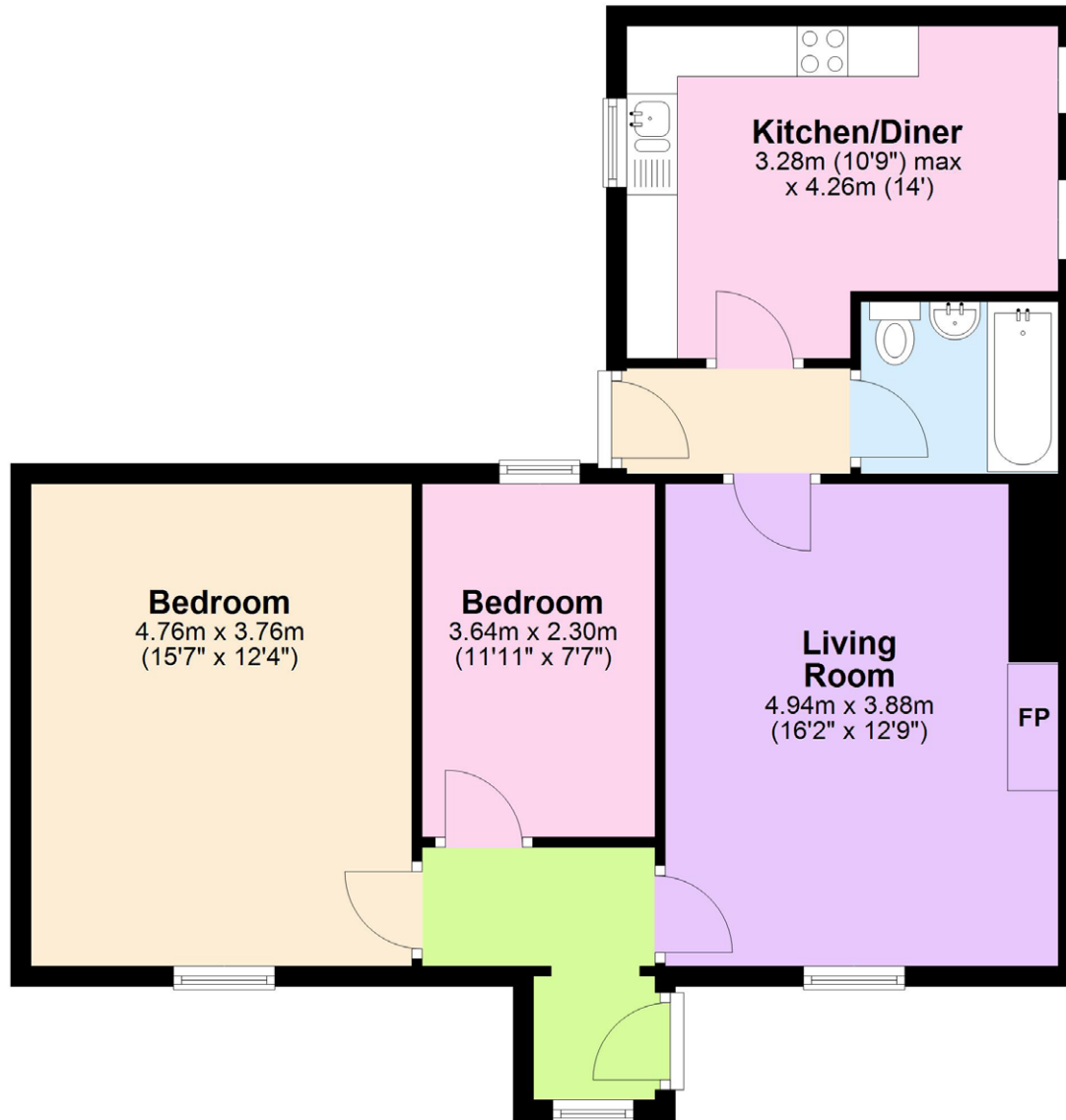
Approx. 128.7 sq. metres (1385.5 sq. feet)



Total area: approx. 287.8 sq. metres (3097.5 sq. feet)
Dinley Farm

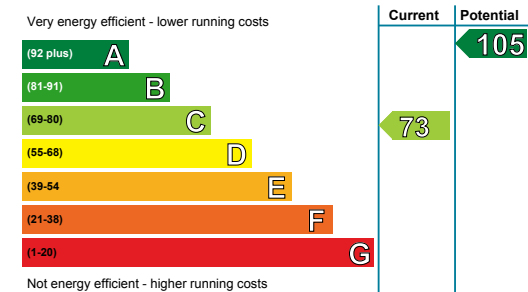
Ground Floor

Approx. 70.2 sq. metres (755.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 sq. feet)

Dinley Riverside Cottage





Buildings

The property boasts a range of traditional and modern agricultural buildings in a good state of repair. The following descriptions should be read in conjunction with the building plan. The buildings include:

1. Traditional Barn: 23.28m x 6.12m

Stone construction under a slate roof.

2. Traditional Barn: 22.97m x 7.38m

Stone construction, two storey under a tin roof

3. Traditional Barn: 15.07m x 5.41m

Stone barn under a tin roof.

4. Workshop: 15.07m x 5.38m

Stone construction under a slate roof.

5. Storage Shed: 29.85m x 5.28m

Timber framed under a tin clad roof.

6. Storage Shed: 11.20m x 5.18m

Timber framed under a tin clad roof.

7. Livestock Shed: 22.46m x 12.27m

Timber frame under a tin clad roof.

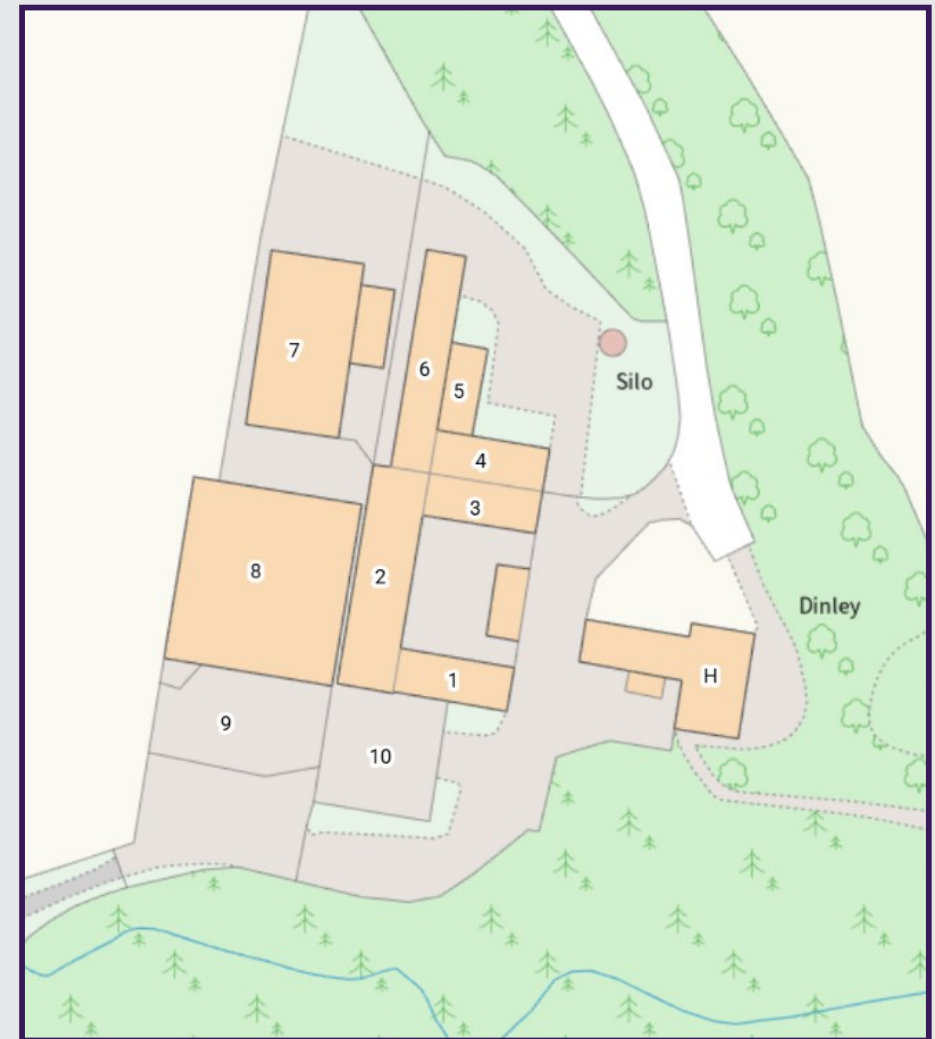
8. Livestock Shed: 22.20m x 23.91m

Steel portal frame with asbestos roof covering. Centre feed passage, loose housing and 60 cubicles.

9. Outdoor Yard: 23.71m x 21.86m

10. Lagoon

15.45m x 15.66m





The Land

The land within Lot 1 extends to approximately 9.53 hectares (23.55 acres). It lies within a ring-fenced block, surrounding the property and comprises a mixture of good grazing/mowing land and parcels of woodland.

Access is gained direct from the public highway.

Lot 2 – Land at Dinley extending to approximately 219.07 hectares (541.34 acres)

Offers Over - £650,000 (Six Hundred and Fifty Thousand Pounds)

The land in Lot two lies to the South of Lot 1.

Access is gained from the public highway direct onto the property.

The property benefits from silage pit with concrete floor and earth sides.

Property ranges from around 193m above sea level to 399m above sea level, on the top of Dinley Fell and offers botanical biodiversity with areas of good pasture, rough pasture and small areas of peat.

The land has the opportunity to be used for carbon capture or tree planting, subject to obtaining the relevant consents.

Lot 3 – Land at Dinley extending to approximately 385.28 hectares (952.05 acres).

Offers Over - £925,000 (Nine Hundred and Twenty-Five Thousand Pounds)

Access is gained directly from the public highway.

The property ranges from around 193m above sea level to 529m above seal level on Din Fell and offers botanical biodiversity with areas of good pasture, rough pasture and small areas of peat.

The land has the opportunity to be used for carbon capture or tree planting, subject to obtaining the relevant consents.

Lot 4

Dinley Riverside Cottage and Woodland/River.

Cottage and Woodland/River Extending to approximately 0.77 Hectares (1.90 Acres).

Guide Price: £220,000 (Two Hundred and Twenty Thousand Pounds)

Dinley Riverside Cottage

The spacious cottage built in late 1700`s spans 755.1 sq. ft. (70.2 sq. m) over a single floor. The property is of stone construction under a slate roof and is in very good condition.

The property benefits from a natural water supply, mains electricity supply and private sewerage. The property benefits from solar panels in the adjoining field and an air source heat pump.

The property briefly comprises:

Ground Floor

Kitchen/Diner: 3.28m x 4.26m

Lino floor, wall and base units, space for electric oven.

Family Bathroom:

Lino floor, WC, Bath with shower above and sink.

Living Room: 4.94m x 3.88m

Carpeted floor covering and wood burning stove.

Hallway/Entrance Porch

Carpet floor covering and door leading to outside.

Bedroom: 3.64m x 2.30m

Carpet floor covering.

Bedroom: 4.76m x 3.76m

Carpeted floor covering.

Outside

Well-Established Garden wrapped around the property: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking to the side. There is also a small brick store which provides a useful storage space.

Boundaries

The well-maintained boundaries comprise of mainly stone walls all of which are well maintained.



General Rights and Stipulations

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Basic Farm Payment

The land is registered with SGRPID. The Entitlements are not included within the sale but can be purchased be separate negotiation. The 2025 payment is being retained by the seller in full.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

Method of Sale

The property is offered for sale by private treaty in lots or as a whole. Offers should be submitted in Scottish Form to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

Services

The property is serviced by a mains electric supply and natural water supply. Foul drainage is to a private system. All telephone connections are subject to BT regulations. The property currently has broadband.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

Tenure and Possession

The heritable title is offered for sale with vacant possession with the exception of Lot 4 which is currently subject to a lease.

Lot 4 is currently let, further details are available from the sole selling agents.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

Sporting and Mineral Rights

Sporting rights are owned by a third party. The mines and minerals are included with the property as far as they are owned.

Energy Performance Certificate

Dinley Farmhouse EPC is F

Dinley Riverside Cottage EPC is C

The EPC documents are available from the selling agents on request.

Council Tax

Dinley Farmhouse – Band E (Scottish Borders Council)

Dinley Riverside Cottage – Band D (Scottish Borders Council)

Silage

It is a requirement of the sale that all silage in the pit on the date of completion are purchased by the purchaser(s).

The valuation will be carried out by Edwin Thompson LLP and their decision will be final.

Designations

There is part of the property which is designated as a Site of Special Scientific Interest under PA Code: 906, Langholm – Newcastleton Hills.

There is also part of the property which is designated as a Special Protection Area under PA Code: 8523, Langholm – Newcastleton Hills.

Further details are available upon request.

Overage

The property is subject to overage provision in respect of tree planting and renewable energy. Further information is available upon request.

Tyres

The tyres in Lot 2 on the silage pit are included within the sale.

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

Edwin Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2025