

BROOMHILLS FARM

Chesters, Bonchester Bridge, TD9 8TJ

Edwin
Thompson





Broomhills Farm

Chesters, Bonchester Bridge, Scottish Borders, TD9 8TJ

Bonchester Bridge 4 miles Hawick 10 miles Jedburgh 9 miles Edinburgh 53 miles Newcastle-upon-Tyne 50 miles

A desirable farm located in a renowned farming area.

Extending to 82.53 acres (33.40 hectares) or thereabouts of permanent pasture, together with a modern 4 bedroom bungalow and a traditional 2 bed cottage with a range of traditional stone outbuildings and a modern agricultural shed.

For sale by private treaty with vacant possession as a whole.



General Information



Interest for Sale

Broomhills Farm extends to 87.10 acres and includes a four bedroom bungalow, a two bedroom stone built cottage, a range of traditional outbuildings and a modern agricultural shed. The land extends to 82.53 acres or thereabouts of permanent pasture spread over eight fields in one easily accessible block.

The land at Broomhills is classified as Grade 4.1 agricultural land and lies 260 metres above sea level on the southern boundary, rising to 300 metres above sea level at its highest point. Soils are classified in the Hobkirk Soil Series.

The fields are of a good practical size, well fenced, and serviced by water troughs which are fed by mains water.

Situation

Broomhills Farm is located on the outskirts of the small hamlet of Chesters which lies approximately 6 miles from Carter Bar and is within the comfortable reach of the nearby principal towns of Hawick and Jedburgh, each providing a good range of amenities and services, including a variety of hotels, bars and shops catering for everyday needs.

On a broader note, the Scottish Borders offers a quality of life that is second to none in an area of 1,800 square miles. There is certainly plenty of space to enjoy the beautiful unspoilt countryside and individual towns. Home to world class activities and attractions, it is no wonder the area is so popular with visitors who come to enjoy mountain biking at Glentress, Salmon Fishing on the world famous River Tweed, and walking in the hills.



There is a strong equestrian link throughout the Scottish Borders with numerous horse trekking facilities and stables, whilst at Kelso there is a National Hunt Racecourse and a Point to Point course. The link with horses extends to the spectacular Common Ridings when whole communities come together to celebrate each towns individual heritage to cheer on hundreds of horses and riders every summer. The Hawick Common Riding being the largest such events with people travelling from far and wide to participate and spectate. The Borders is also heartland of rugby in Scotland with the names of our local towns being synonymous with the game and, of course, Melrose being the original home of Rugby Sevens.

The central Scottish Borders has a large array of agricultural suppliers and merchants including machinery dealers, vets, and feed merchants. There is a weekly livestock market in Newtown St Boswells, approximately 17 miles to the north. The livestock markets in Stirling, Hexham, Longtown and Carlisle are also within easy reach.

Location

What3words- [///wimp,grudges.mice](https://wimp.grudges.mice)
Postcode - TD9 8TS

When approaching Chesters from Hawick on the A6088, continue straight over the junction onto Chesters Brae. Follow the road up the hill, Broomhills is at the top on the left hand side of the road.





Basic Payment Scheme

For the purposes of claiming the Basic Payment Scheme the land is classified as Region 1 land with an eligible claim area of 31.53 hectares. Field 8 is not currently registered with Rural Payments, however it is anticipated that if registered it will be classified as Region 1 Land with a claim area of approximately 1.80 hectares.

There are no BPS Entitlements included with the sale and the 2023 payment will be retained in full. There are no AECS or Woodland Creation contracts in place.

Less-Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Severely Disadvantaged Area and therefore qualifies for LFASS Payments

Nitrate Vulnerable Zone (NVZ)

The land is not included within a Nitrate Vulnerable Zone.

Minerals

All mineral rights are included

Timber

All fallen and standing timber is included in the sale in 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.

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. It is noted that a grazing agreement is currently in place and includes all permanent pasture fields. This agreement is due to expire on the 31st October 2023.

AMC PLC Finance

Edwin Thompson are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans 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. For further details and to discuss any proposals in confidence please contact Andrew Hamilton on 01896 751300.

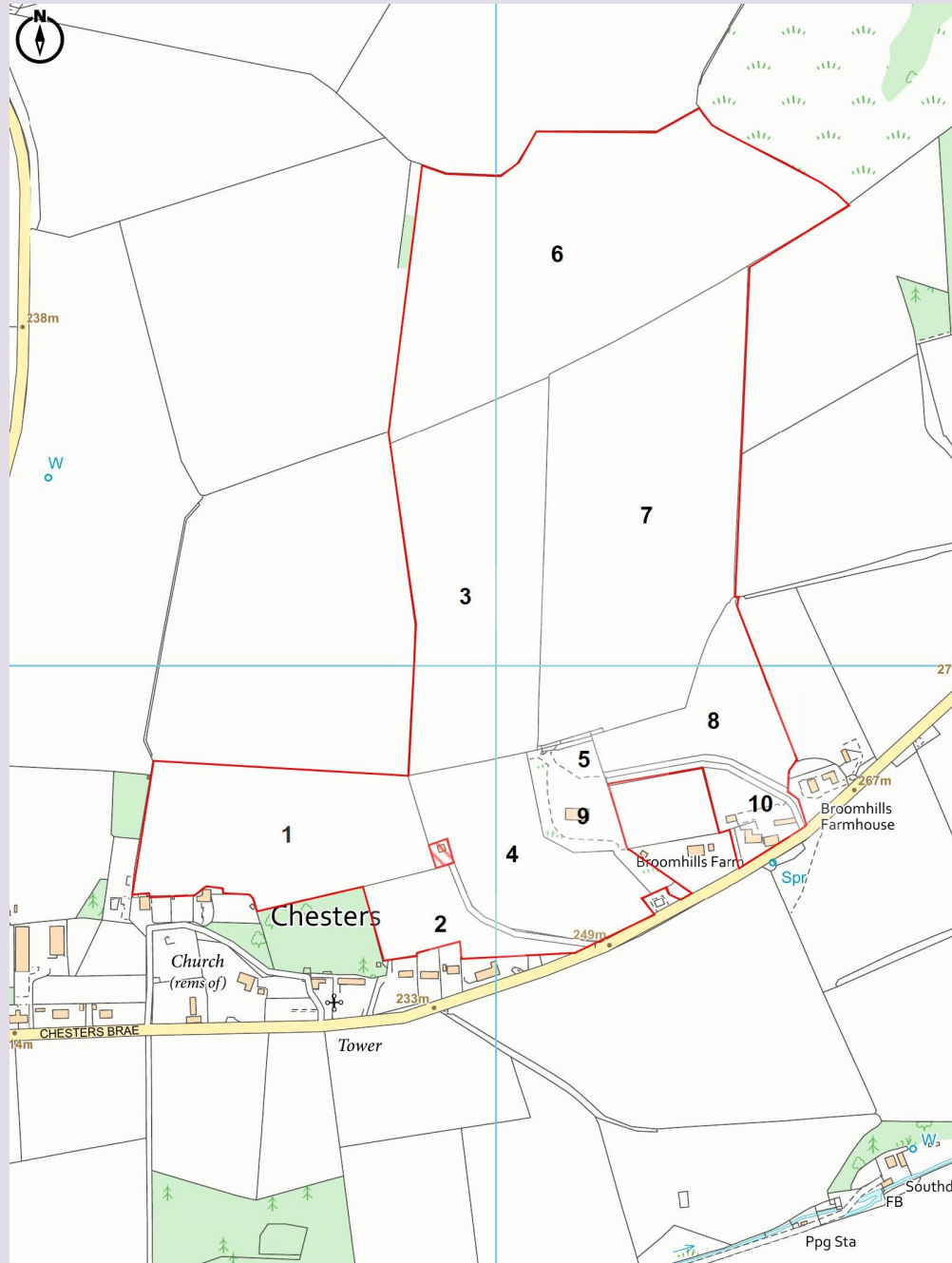
Email: a.hamilton@edwin-thompson.co.uk

Viewing

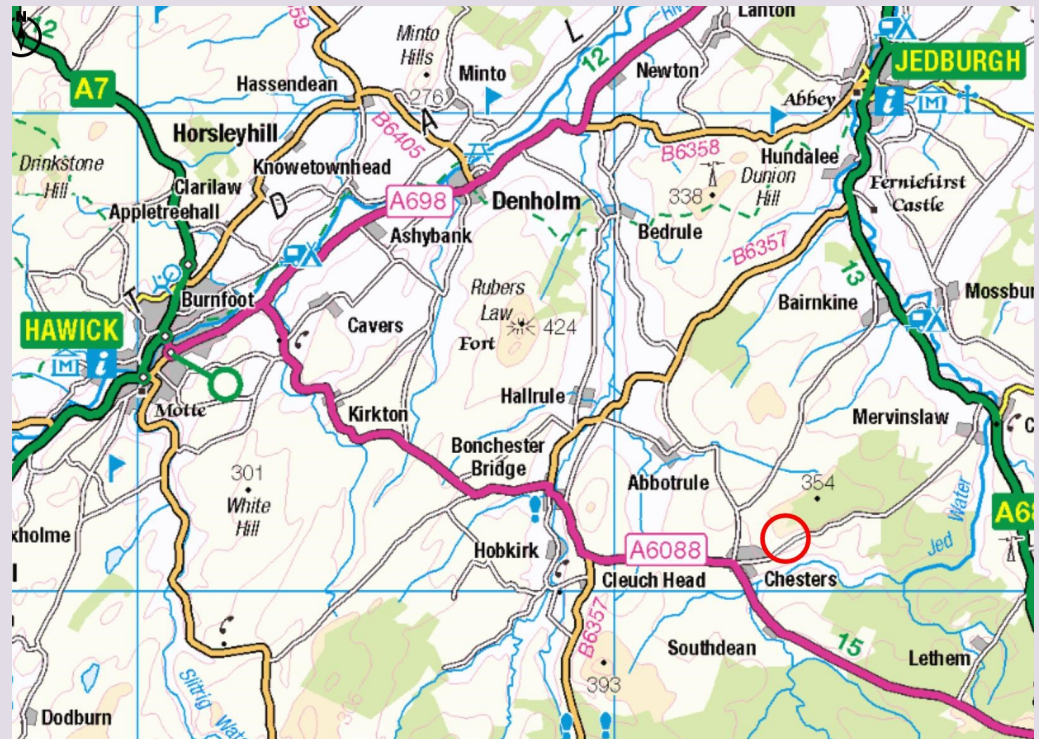
Strictly by appointment with the Selling Agents. Please note it may not be possible to view Broomhills Cottage on all viewing days due to guest bookings.



Farm Plan



Map Number	Land Parcel Identifier	Permanent Pasture		Miscellaneous	
		Ha	Ac	Ha	Ac
1	NT/62772/10816	3.99	9.86		
2	NT/62904/10729	1.25	3.09		
3	NT/62973/11118	5.58	13.79		
4	NT/63030/10796	2.82	6.97		
5	NT/63084/10902	0.17	0.42		
6	NT/63133/11433	9.20	22.73		
7	NT/63202/11168	8.59	21.23		
8	Paddock	1.80	4.45		
9	Shed and Yard			0.90	2.22
10	Houses, Outbuildings, Yard & Tracks			0.95	2.35
Total		33.40	82.53	1.85	4.57



Broomhills Bungalow



Description

Nestled amidst the picturesque landscape of Chesters, Broomhills Bungalow stands as a testament to the charm and tranquillity of the farm and rural living. This stunning 4-bedroom bungalow, complete with a conservatory, offers a serene home with sweeping views of the farm behind and the majestic rolling hills to the front.

General Information

The Bungalow boasts four generously sized bedrooms, one of which is currently being used as an office for the farm and another a spacious dressing room. All bedrooms benefit from large windows allowing for streams of natural light to flood the rooms and provide stunning panoramic views. The kitchen is at the heart of the home, it has ample space for a large dining table and seating area for all the family to gather in. It boasts a large, well-appointed layout, featuring an energy efficient, traditional Aga, as well as modern appliances and plenty of counter top space for preparing



meals. Whether you are cooking for family or entertaining friends, the kitchen has you covered. The living room boasts a fantastic state of the art low emissions log burner and French doors to the conservatory, you can have a cozy night in front of the fire and still enjoy the views across the valley. The light filled conservatory has double doors to the decking area extending your living space outdoors.

The Garden

The garden has many stand out features including; a unique eucalyptus tree framing the view from the large decking area, a pizza oven and space for an outdoor kitchen perfect for entertaining guests on summer days. There are plenty of external storage solutions, and a greenhouse for sustainable harvesting all year round. It is the perfect garden for those who have pets or children and those who enjoy entertaining. This property sits on a vantage point that offers unparalleled views of the Scottish Borders countryside, with undulating hills that stretch as far as the eye can see. The ever-changing colours of the seasons provide a captivating backdrop for everyday life.

Accommodation

The accommodation comprises:

Porch, Entrance Hall, Living Room, Kitchen, Utility Room, Shower Room, Four Double Bedrooms, Family Bathroom and Conservatory.

Ample parking is available for two vehicles adjacent to the front entrance.

Areas

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
Broomhills Bungalow	152	1634

E & oe Measurements taken using a laser measurement device.

Fixtures and Fittings

The property is being sold unfurnished, however some fixtures and fittings may be purchased under separate agreement. White goods can be included in the sale.

The property has a CCTV system installed which consists of 4 cameras strategically located to cover all possible access points. This system is included within the sale.

Services

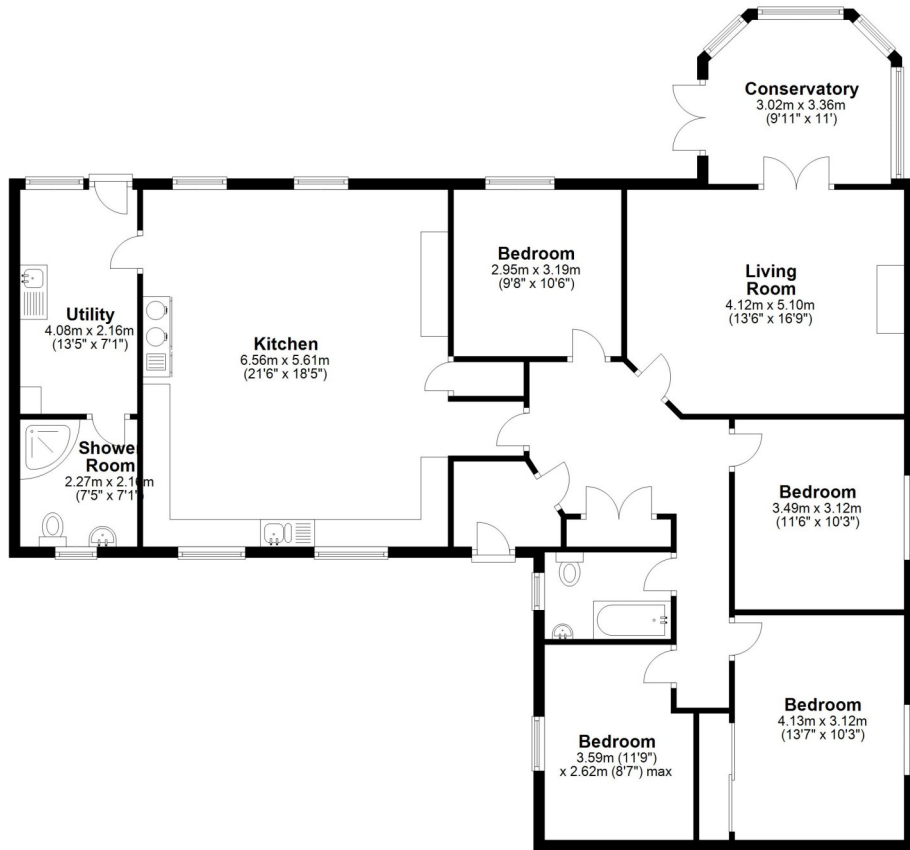
Mains services are understood to be connected with the main heating system being oil fired. The oil tank is located to the rear of the property allowing easy access to refill. The property also has a private drainage system.

Council Tax & EPC Rating

Council Tax Band: E

EPC Rating: F33

Broomhills Bungalow



Broomhills Cottage



Description

A two bedroom cottage located within the picturesque Broomhills Farm offers several potential uses; whether it is for a second home for your family, a convenient abode for a colleague on the farm, or a lucrative income stream as a holiday cottage, this property is perfect for all.

General Information

Broomhills Cottage combines rustic charm with modern comforts. The interior exudes warmth with wooden accents, exposed brick work, log burners, and a welcoming ambiance. It is a haven where you can unwind and reconnect with nature. The living room is perfect for relaxation with its picturesque views and log burner. It creates a cosy atmosphere to spend the evening. The fully equipped spacious kitchen homes the second log burner and space for a dining table, with plenty of worktop space and cabinets it is ideal for cooking and entertaining. The



cottage features two thoughtfully decorated double bedrooms, each with comfortable beds, storage space and skylights to the rear allowing plenty of light into the rooms. It is perfect for couples or a small family.

The location allows for breathtaking views of the surrounding countryside. The picturesque landscape changes with the seasons, creating a serene backdrop.

Outside the cottage benefits from ample parking space and an extensive lawned area.

Self Catering

The cottage is currently being run as an extremely successful self catering enterprise which is listed through Air BnB. The current owners let the cottage out between April and October annually, and operate at an average occupancy of 80%, which equates to between 120 and 130 nights per year. Guests are charged £80 per night providing a potential income of £9,500-£10,000 per year.

It is noted that a Short-Term Let Licence has been approved for this property by Scottish Borders Council. Although the license is not transferrable, information provided as part of the original application may be made available under separate negotiation.

Accommodation

The accommodation comprises:

Porch, Entrance Hall, Living Room, Kitchen, Two Double Bedrooms and Family Bathroom

Areas

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
Broomhills Cottage	63	680

E & oe Measurements taken using a laser measurement device.

Fixtures and Fittings

The property is being sold unfurnished. White goods can be included in the sale. The option of selling furnished is available by separate negotiation.

Services

All mains services are understood to be connected with the main heating system being electric. Drainage is part of the same private system that services the bungalow.

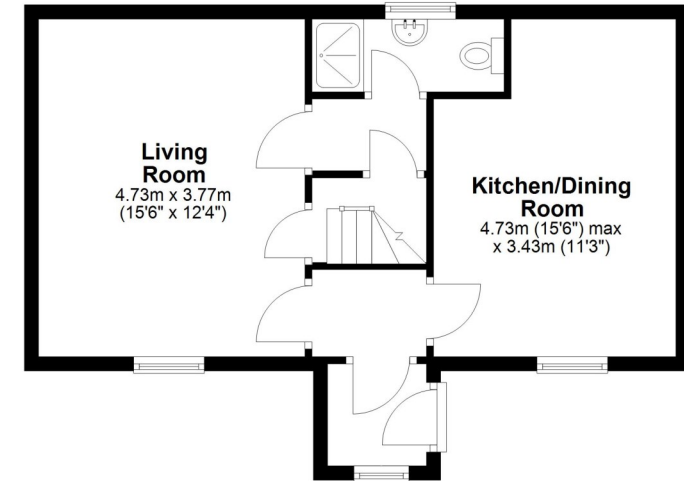
Ratable Value & EPC Rating

Rateable Value: £2,200
EPC Rating: G10

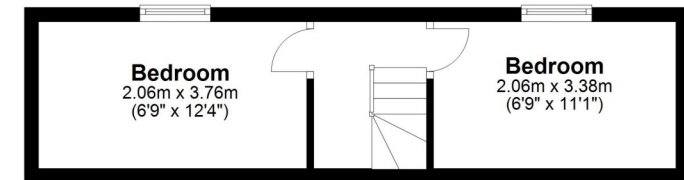
Broomhills Cottage



Ground Floor
Approx. 44.8 sq. metres (482.3 sq. feet)



First Floor
Approx. 18.4 sq. metres (197.8 sq. feet)



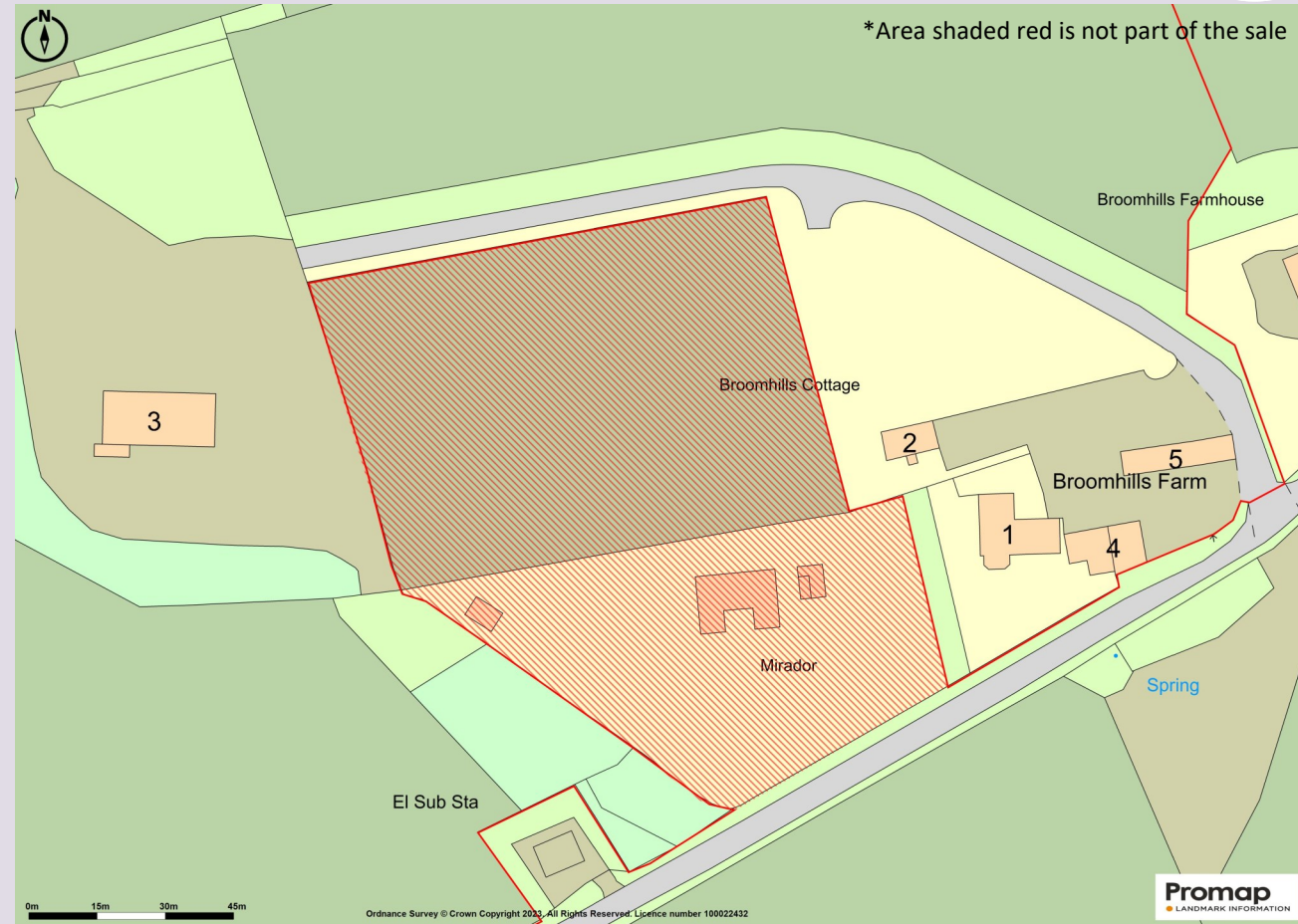
Farm Buildings



There are a range of modern and traditional farm buildings with the farmhouse and cottage set within the 'farm steading' area. The buildings include:

1. **Broomhills Bungalow and surrounding garden**
2. **Broomhills Cottage and surrounding garden**
3. **Modern Agricultural Building** - Measuring 24m x 12m with eaves to the height of 5.4m. This steel portal frame building has concrete panel walls to the base of each side with box profile cladding to the roof and upper walls. Vehicular access is through sliding doors on the front elevation and incorporates a pedestrian door. The shed is located within a self contained yard area surrounded by earth banking. It is currently being utilised as a machinery shed.
4. **Traditional Stone Built Shed** - The floorspace measures approximately 119 square meters including a modern steel portal frame extension. This is currently being utilised as a workshop but could also be suitable as a garage. Access is via a set of double doors as well as a pedestrian door. Ample storage is available which includes a loft space.
5. **Traditional Stone Built Shed** - The ground floor is split into three sections. The first is an open bay with an adjacent enclosed storage room which is currently being used to store a pressure washer. The second section is a general storage space which is accessed through a set of double doors. This area is currently used to store the farms diesel tanks as well as a selection of spare parts and also provides access to the first floor via a set of stairs. The loft space spans the full length of the building.

The third section is a former bothy which is accessed through a pedestrian door. This is currently being utilised as a storage space for oil and lubricants.







Tenure

Absolute ownership.

Boundary Walls and Fences

In so far as it is known all boundary maintenance liabilities are shared equally with the adjoining owners with the exception of those adjoining public roads.

Statutory Designations

None known.

Servitude Rights, Wayleaves & Easements

The property is sold subject to and with the benefit of all servitudes and wayleave rights including rights of access and rights of way whether public or private. The Purchaser will be held to have satisfied themselves on all such matters and should note that further information is available from the Selling Agent.

Fixtures & Fittings

Current fixtures and fittings may be purchased via separate agreement with the vendor.

Basic Payment Scheme

There are no BPS Entitlements included with the sale and the 2023 payment will be retained in full. Should entitlements be required by the purchaser(s), Edwin Thompson can assist with sourcing these under a separate arrangement. For further information on BPS, AECS, or any other agricultural schemes please contact Jack Frater on 01896 751300, or via email to j.frater@edwin-thomson.co.uk.

Restrictive Agreements

None known.

Health & Safety

Given the potential hazards of a working farm we request that appropriate caution should be exercised at all times during inspection to ensure your own personal safety.

Overseas Purchasers

Any offers by a purchaser(s) who is a resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the seller.

Plans

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of the prospective Purchaser only. Their accuracy is not guaranteed.

Guide to Interested Parties

Whilst we use our best endeavours to make our sales details accurate and reliable please contact us if there is any point which you wish to clarify. We would be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property.

Overage Agreement

The Vendor reserves the right to include an Overage Agreement relating to the development of the land for renewable energy, forestry or building development. Further information on this is available from the Selling Agent.

Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest to Edwin Thompson, in writing, will be advised of the 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.

Offers

Written offers should be submitted in formal Scottish legal form the Selling Agents, all offers must be clearly marked with 'Broomhills, Chesters' and send to the following:

Edwin Thompson LLP

76 Overhaugh Street

Galashiels

TD1 1DP

galashiels@edwin-thompson.co.uk



- a. On conclusion of missives a non-refundable deposit of 10% will be paid by the Purchasers to the Vendors Solicitors, with the balance of the purchase price being paid on completion, failing which interest will become payable on the outstanding amount at 4% above the Bank of Scotland base rate.
- b. In addition to the purchase price the Purchasers will be required to take over at valuation the items described below. The valuation will be made by two Valuers, one representing the Vendor and the other the Purchasers. Failing agreement between the Valuers, the valuation will be referred to the decision of a single arbitrator to be appointed by mutual agreement and, failing agreement, by the President for the time being of the RICS. Each party will be responsible for meeting its own valuation costs.
 1. Any growing crops on the basis of the cost of seed, sowing, fertiliser, chemical and ancillary costs plus an allowance for enhancement. CAAV costings will be used where relevant.
 2. All silage, hay, straw, feedstuffs, FYM and other produce at market value.
 3. All fertiliser, chemicals, seed, oils, fuels and other items in store not required by the Vendor at cost.The valuation will be undertaken on or immediately before the date of completion with payment being made to the Vendor within seven days thereafter, failing which interest will be become payable on the outstanding balance at 4% above the Bank of Scotland base rate.
- c. No claims will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values
- d. The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other

item or matter.

- e. The Vendor shall be responsible for any rates, taxed and other burdens up to the date of the completion of Sale. Where necessary all rates, taxes and other burdens will be apportioned between the Vendor and the Purchaser as at the completion date.

The Vendor will retain the right of holdover in respect of any unharvested crops at the date of completion.

Important Notice

Edwin Thompson for themselves and for the Vendor of this property, whose Agent they are, give notice that:

- a. The particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, any offer or contract.
- b. All descriptions, plans, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending Purchaser should not rely upon them as statements or representations of fact but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them
- c. Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that horticultural condition, nor should any statement as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters.
- d. Descriptions of the property are subjective and are

published as opinions and not statements of fact. They are not intended to be binding on the Vendor or their Agent.

- e. No person in the employment of either the Vendor or their Agent have any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into any contract on behalf of the Vendors.
- f. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold or withdrawn.
- g. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects.
- h. The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale.
- i. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil action.

BROOMHILLS FARM

CHESTERS, BONCHESTER BRIDGE, TD9 8TJ

Contact:

Jack Frater

01896 751300 / 07843 975676

j.frater@edwin-thompson.co.uk

Amy Welsh

01896 751300

a.welsh@edwin-thompson.co.uk

Edwin
Thompson

