

AGRICULTURAL TENANCY - TRABROUN

By Lauder, Scottish Borders, TD2 6PZ

Edwin
Thompson





TRABROUN

Lauder, Scottish Borders, TD2 6PZ

Lauder 1.6 miles

Galashiels 12 miles

Edinburgh 26 miles

- A small farm located close to the historic market town of Lauder in the Lauderdale
- Trabroun is a three bedroom cottage with gardens and a range of agricultural buildings
 - Extending to 14.50 acres (5.87 hectares) or thereabouts of permanent pasture
 - Accessed off the A 68 via a shared tarmacked road
- For Let on a 5 year Short Limited Duration Tenancy (SLDT) with a 2 year break clause

Rent — Tender Offers Over £15,000 per annum

General Information



General Description

Trabroun is situated 1.6 miles outside of Lauder, 12 miles north of Galashiels and 26 miles south of the centre of Edinburgh. The land is accessed off a shared tarmacked road with joins the A 68 providing easy access to the greater area.

Lauder is home to a range of amenities including shops, a cafe, hotel, pubs, primary school and it is in the catchment for Earlston High School. There are numerous agricultural suppliers in the area including in Earlston and Stow as well as St. Boswell which is home to an auction mart.

Land

The land at Trabroun extends to some 16.43 acres (6.65 hectares) or thereabouts. This is made up of 14.50 acres (5.87 hectares) of permanent grassland, of which 13.09 acres (5.30 hectares) is considered cuttable pasture and is suitable for making hay or silage. The holding is divided into four parcels. The land has been classified as Class 4.1 by the James Hutton Institute and with the highest point lying at

approximately 240m above sea level. The fields are of a good practical size, predominantly enclosed by stock fences, topped with electric and stone dykes. Field 1, 3 and 4 are serviced by water troughs.

Cottage

The cottage consists of three bedrooms, one reception room, a kitchen/dining room and a utility room. No white goods or cooker will be included in the tenancy. The garden consists of a large area of grass lawn and ample parking on a gravel hard standing.

Farm Steading

The agricultural buildings comprises of one large general purpose steel framed shed, a storage shed which is divided into three, wash box, three kennels with access to a grass yard and a stables block with five loose boxes. In addition, there is a garden shed and two further kennels near the cottage.

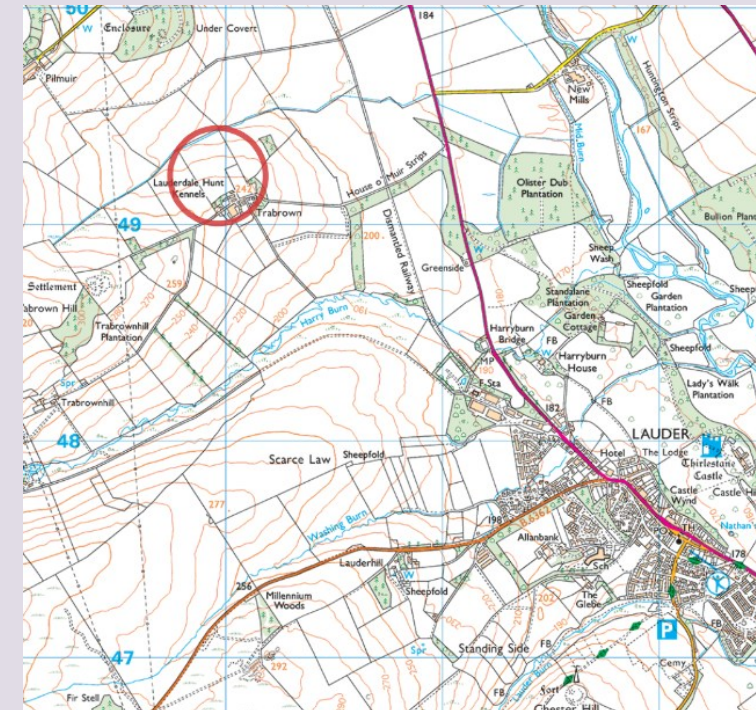
It is further noted that there are some additional buildings which are the property of the current

Tenant and will be removed.

Location

What3words – [///latvender.unfocused.remember](https://www.what3words.com/latvender.unfocused.remember)

Postcode – TD2 6PZ





Letting Plan and Field Schedule



Map Number	Land Parcel Identifier	Cuttable Pasture		Permanent Pasture		Miscellaneous	
		Ha	Ac	Ha	Ac	Ha	Ac
1	NT/50917/49296	4.31	10.65				
2	NT/50942/49166			0.57	1.41		
3	NT/51049/49220	0.69	1.70				
4	NT/51083/49151	0.30	0.74				
5	Sheds and Yard					0.48	1.19
6	Woodland					0.19	0.46
7	House and Garden					0.11	0.28
Total		5.30	13.09	0.57	1.41	0.78	1.93



Tenancy Agreement



Tenancy

Trabroun will be let on an agricultural 5 year Short Limited Duration Tenancy with a 2 year break clause.

Date of Commencement

Date to be agreed.

It is anticipated that the tenancy will commence January 2026 or by negotiation.

Rent

The Tenancy rent will be determined by competitive Tender. The Tenders are expected to offer rent over £15,000 per annum (£1,250 per month) . Payable per calendar month in advance with the first payment due on the date of entry.

VAT

It is understood that the Landlord has not taken the VAT Election so there is no VAT payable on top of the rent.

Council Tax

Council Tax Band D. The Tenant will be responsible for paying council tax.

Rent Review

The rent will be reviewable from the end of the third year of the term.

Reservations

The landlord will make a number of reservations, including but not limited to retaining all sporting and timber rights, wayleave payments together with access rights to be agreed at late date.

Services

Trabroun is supplied by mains electricity and heating oil. There is a shared private water supply and a private septic tank.

Outgoings

The tenant will be responsible for the payment of all normal outgoing in relation to the use of the holding.

Use

The tenant will use the holding as a livestock unit.

Repairs

The landlord will be responsible for maintaining the structure and external of the property. The Tenant will be responsible for internal maintenance.

At the commencement of the tenancy or as soon as practicable thereafter, a photographic Record of Condition of the fixed equipment will be undertaken with the cost split equally between the landlord and tenant.

Insurance

The landlord will be responsible for insuring the buildings. The tenant will be responsible for any appropriate employers' liability and public liability insurance with regard to his occupation of the holding.

Sub-letting, etc

The tenant will not assign, sub-let or share possession of the holding or any part of it.

Tenant's Improvements

The tenant will not carry out any improvement during the tenancy except with the express written agreement of the landlord.

Resumption

The tenancy agreement will include a resumption clause enabling the landlord to recover possession upon twelve months written notice of any part of the holding for any non-agricultural purpose for which planning permission has been obtained.

Ingoing

It is anticipated that ingoing will be minimal.

Good Husbandry and Cross Compliance

The tenant will be solely responsible for farming the land in accordance with the rules of good husbandry and for meeting all requirements under the Basic Payment Scheme or any successor schemes and maintaining the farm in good agricultural and environmental condition, observing cross compliance rules and generally complying with all statutory requirements.

Costs

Each party shall bear their own costs in the preparation, approval and completion of the tenancy agreement. The tenant will be responsible for payment of any Land and Buildings Transaction Tax. Should there be any discrepancy between these particulars and the tenancy agreement then the latter shall prevail.

Miscellaneous Information



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.

Basic Payment Scheme

The holding is let without entitlements .

Statutory Designations

None known.

Servitude Rights, Wayleaves & Easements

The property is let 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 Tenant will be held to have satisfied themselves on all such matters and should note that further information is available from the Letting Agent.

Fixtures & Fittings

No other items are included unless mentioned in the lettings particulars.

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.

Restrictive Agreements

None known.

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 Tenants only. Their accuracy is not guaranteed.

Guide to Interested Parties

Interested parties will be offered an appointment on a viewing day Those interested will be asked to submit a Competitive Tender to the letting agent, in which they will be asked to offer an annual rent and provide references, financial standing, background and their

proposed use/farming system for Trabroun. We will not necessarily accept the highest Tender.

Viewings

Viewings to be arranged strictly through the Letting Agent. Interested parties should not enter the premises without the presence of the Agent and respect that this is currently a working farm

Tenders

Tender forms are available from the letting agent. Completed Tender forms should be submitted to the letting agent. All applications must be clearly marked with 'Trabroun' and emailed to:

e.hall@edwin-thompson.co.uk

Or send to the following:

Edwin Thompson LLP
76 Overhaugh Street
Galashiels
TD1 1DP



TRABROUN

LAUDER, SCOTTISH BORDERS, TD2 6PZ

Contact:

Edward Hall

01896 751300

e.hall@edwin-thompson.co.uk

Andrew Hamilton

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