

FOR SALE



HEITON MILL

KELSO, ROXBURGHSHIRE, TD5 8LA

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LAND AGENTS &
CHARTERED SURVEYORS



HEITON MILL

KELSO, ROXBURGHSHIRE, TD5 8LA

Kelso – 4.5 miles, Edinburgh 48 miles, Newcastle 66 miles, (all distances approximate)

A unique opportunity to acquire a first-class residential portfolio with land set in the most scenic location upon the banks of the River Teviot less than 5 miles from the popular town of Kelso. The property includes a charming 5 bedroom detached cottage and a stunning 5 bedroom converted, 18th Century watermill currently run as a high class holiday let. This idyllic setting at the end of a quiet no through lane offers a peaceful sanctuary amidst the calming sounds of the flowing river and surrounding wildlife.

- Heiton Mill Cottage – 3 reception rooms, 5 bedrooms (EPC F)
- Heiton Mill House – 1 open plan reception room, 5 bedrooms (EPC C)
 - Outbuildings and partly walled garden.
 - Orchard – 0.19 hectares (0.47 acres)
 - Paddock – 1.04 hectares (2.56 acres)
- Woodland/Riverbank – 2.54 hectares (5.55 acres)
 - 1.25km single bank Trout Fishing

For Sale as a Whole or in two lots

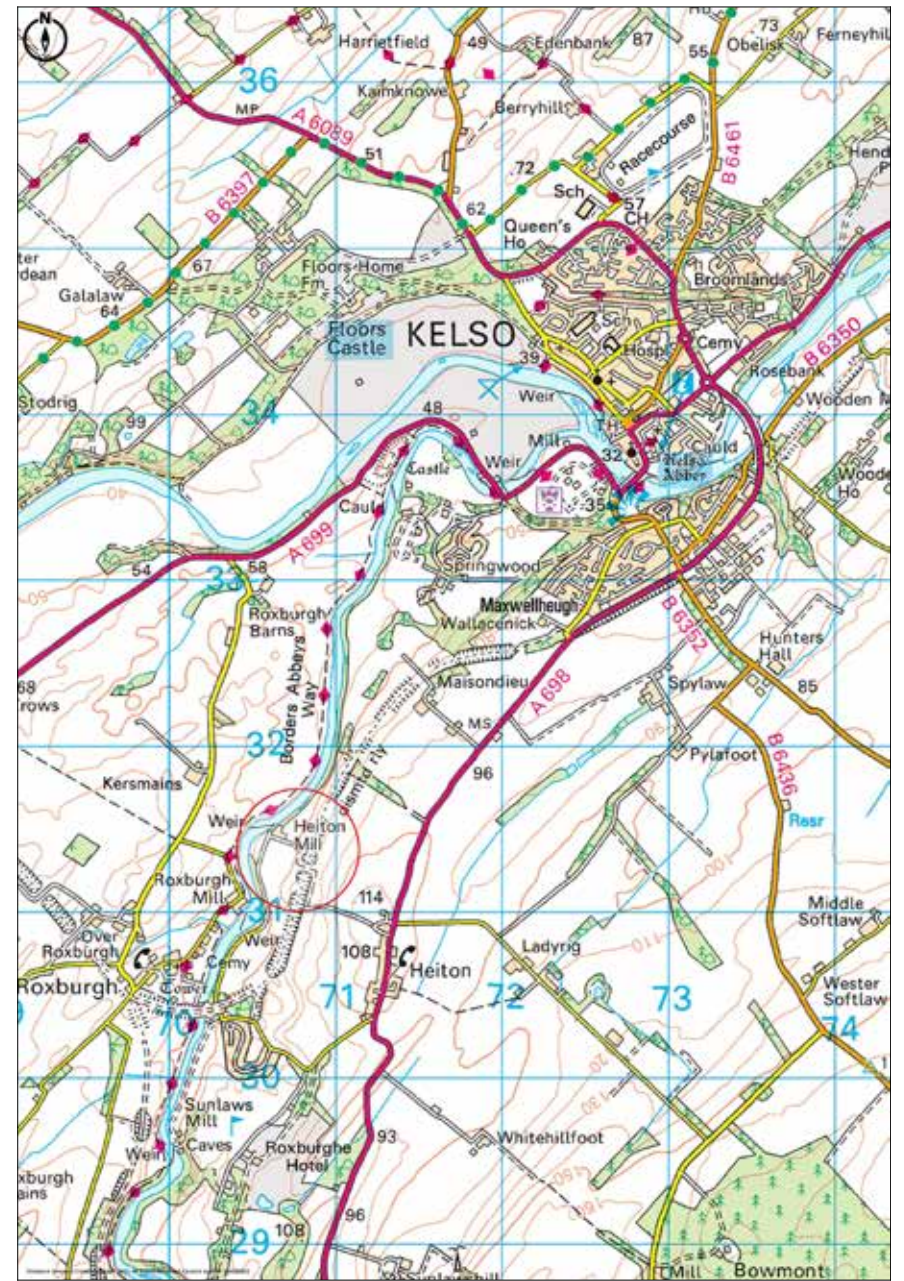
Lot 1 – 4.2 hectares (9.64 acres)

Lot 2 – 0.26 hectares (0.64 acres)

In total - 4.46 hectares (10.28 acres)

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LANDMARK INFORMATION

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SITUATION

Heiton Mill Cottage and Mill House have the most enviable setting on the peaceful banks of the River Teviot, in a position that seems miles away from the hustle and bustle of life yet equally is only a short walk from the village of Heiton and the new Schloss Hotel and Spa which is open to the public for dining and offers annual membership for the spa, heated outdoor swimming pool, gym and golf course. Just 5 minutes away by car or around a 40-minute walk along the path of the old railway line is the traditional market town of Kelso located on the river Tweed. It is set around a cobbled high street with historic Abbey and is quite possibly the most popular of all the border towns making it a fantastic tourist destination. The town boasts an eclectic mix of boutique shops and high street brand traders, primary and secondary schooling, a modern health centre, supermarkets, quality hotels and a range of professional services. There are private schools at Melrose and Berwick-upon-Tweed, approximately 21 and 26 miles respectively.

While enjoying a private and completely unspoilt rural setting, Heiton Mill has excellent transport links and is within commuting distance of Edinburgh (48 miles) and Newcastle (66 miles). There is a mainline station at Berwick-upon-Tweed (26 miles) and the journey by rail from Berwick-upon-Tweed to London takes about 3 hours and 40 minutes. The Borders railway at Tweedbank (20 miles) has direct trains to Edinburgh with a journey time of around one hour. Edinburgh and Newcastle International Airports are respectively 56 miles and 60 miles to the north and south providing good access from all over the UK and overseas.

Heiton Mill is a destination in itself with such wonderful scenic beauty and tranquillity listening to the sound of the River Teviot and watching the abundance of wildlife pass by including otters, ducks, oyster catchers, dippers and kingfishers to name but a few. The surrounding area also has so much to offer and is well renowned for affording a wonderful quality of life. For the golf enthusiast the championship course at the Schloss Hotel is just a short walk away whilst there are several links and inland courses which include those at Goswick, The Hirsell, and Duns. For the equestrian there are several local riding schools, excellent hacking throughout the area and national hunt racing at Kelso and Musselburgh, near Edinburgh. There is a fantastic swimming pool and an ice rink in Kelso. The east coast (which is about 26 miles distant) provides dramatic scenery, magnificent beaches, sailing, sea fishing and exceptional diving, particularly off St Abbs Head. Local hunts include the Lauderdale, Buccleuch and Jedforest, College Valley and Berwickshire. The River Tweed and its tributaries provide first class salmon and sea trout fishing opportunities. The Scottish Borders has a strong agricultural community and the Border Union Show at Kelso in July and the famous annual tup sales in September are highlights in the local farming calendar.

DESCRIPTION

The sale of Heiton Mill Cottage and Mill House provides an exciting and unique opportunity to purchase a stunning property that has been the much-loved family home of the current owners for over 32 years. Rarely does such a charming property in this wonderful setting come to the market, and even more scarcely two at the one time along with the added benefits of trout fishing rights, a pony paddock and woodland/riverbank. This really is a dream property and affords scope for creation of two separate family homes or indeed a first class holiday letting business. The property is offered for sale as a whole or within two separate lots.

Lot 1 - Heiton Mill Cottage (shaded red on the sale plan)

A charming, traditional stone-built, part rendered, detached cottage under a slate covered roof, originally two cottages merged to create one large home. The cottage is set in the most wonderful position on the banks of the River Teviot and is surrounded by enchanting gardens leading to the orchard and paddock. The cottage has a bright and homely atmosphere and offers flexible, well-proportioned accommodation, over two floors comprising:

Ground Floor: Boot room with built in cupboards; hall; living room with Morso woodburning stove and built in cupboards; Utility room with access to understairs cupboard and kitchen, twin Belfast sinks and wall mounted cupboards; Kitchen with stairs rising to first floor, ample room for a large dining table, stainless steel sink unit and 4 oven Aga (all other kitchen units to be removed); Conservatory with stone floors and wonderful views to River; Sitting room with open fire and stairs rising to first floor. This room measures over 13m in length providing a wonderful space for both seating and dining and ideal for large family gatherings; Store with access to garden; Cloakroom with wash hand basin and wc.

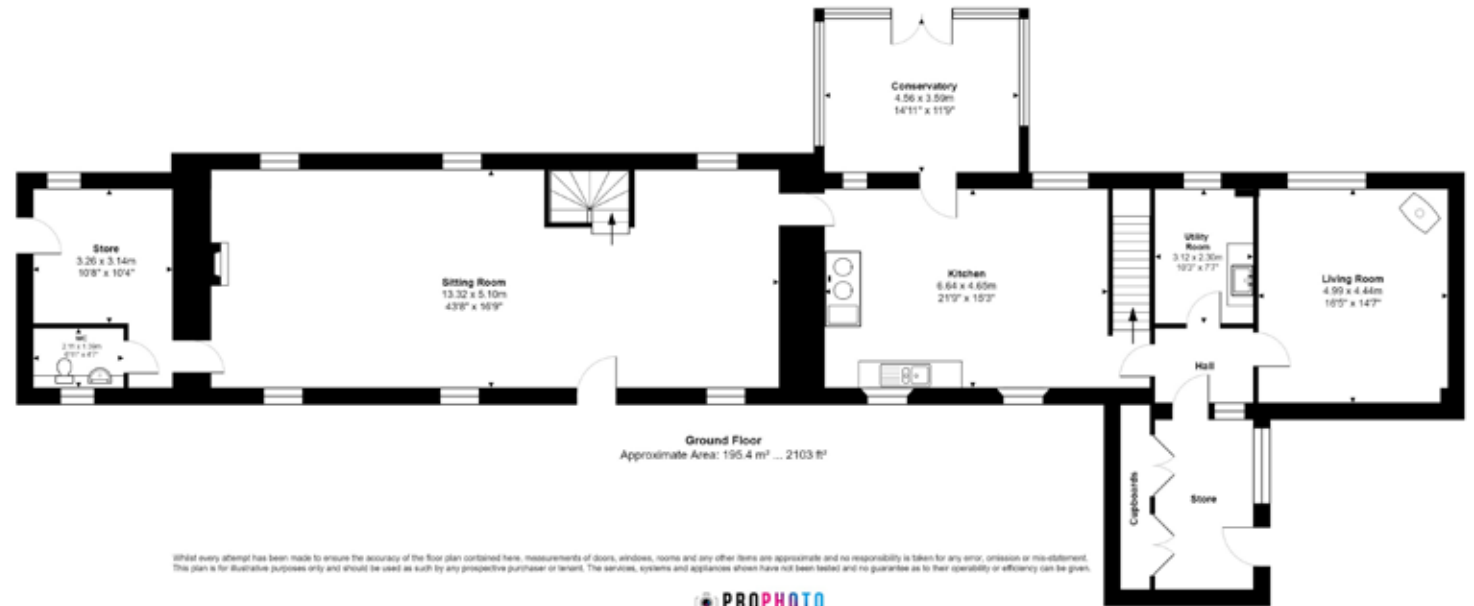
First Floor: Two separate areas each accessed by its own stairwell ideal for separate guest accommodation. The south section includes the Master Bedroom with built in cupboards and windows to three elevations; En-Suite shower room with built in cupboard housing hot water tank; shower, twin vanity unit, bidet and wc; Bedroom 2 with En-suite bathroom including bath with shower above, built in vanity unit and wc. The north section includes a large landing with built in cupboards ideal for storage, 3 Bedrooms, two with built in wardrobes and one with a single vanity sink. Shower Room with large walk-in shower, wash hand basin and wc. Notably all bedrooms overlook the River Teviot.

Externally, the cottage has a good-sized garden mainly laid to lawn, flanked with a wonderful mix of trees including cherry blossom, silver birch, beech and willow. There is also a large gravel turning and parking area. The enclosed garden to rear of the cottage is relatively level and ideal for children and dogs. To the front of the property is a large area of well-maintained lawn that leads straight to the Riverbank, adjoining orchard and pony paddock which combined provide about three acres of grazing ground that would have potential as use for a pony paddock.

Outbuildings include a timber-built carport which also houses the pellet boiler and the timber-built garden shed, greenhouse and a children's treehouse.



1st Floor
Approximate Area: 136.1 m² ... 1465 ft²



Ground Floor
Approximate Area: 195.4 m² ... 2103 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Property	Occupation	Electricity	Water	Drainage	Heating	Glazing	Council Tax/Rates	EPC
Heiton Mill Cottage	Owner- occupied	Mains	Mains	Own septic tank	Biomass boiler & Oil fired Aga	Mainly single glazed	Band E	F
Heiton Mill House	Holiday let	Mains	Mains	Own septic tank	OFCH	Double Glazed	£13,200	C





Lot 2 – Heiton Mill House (shaded blue on the sale plan)

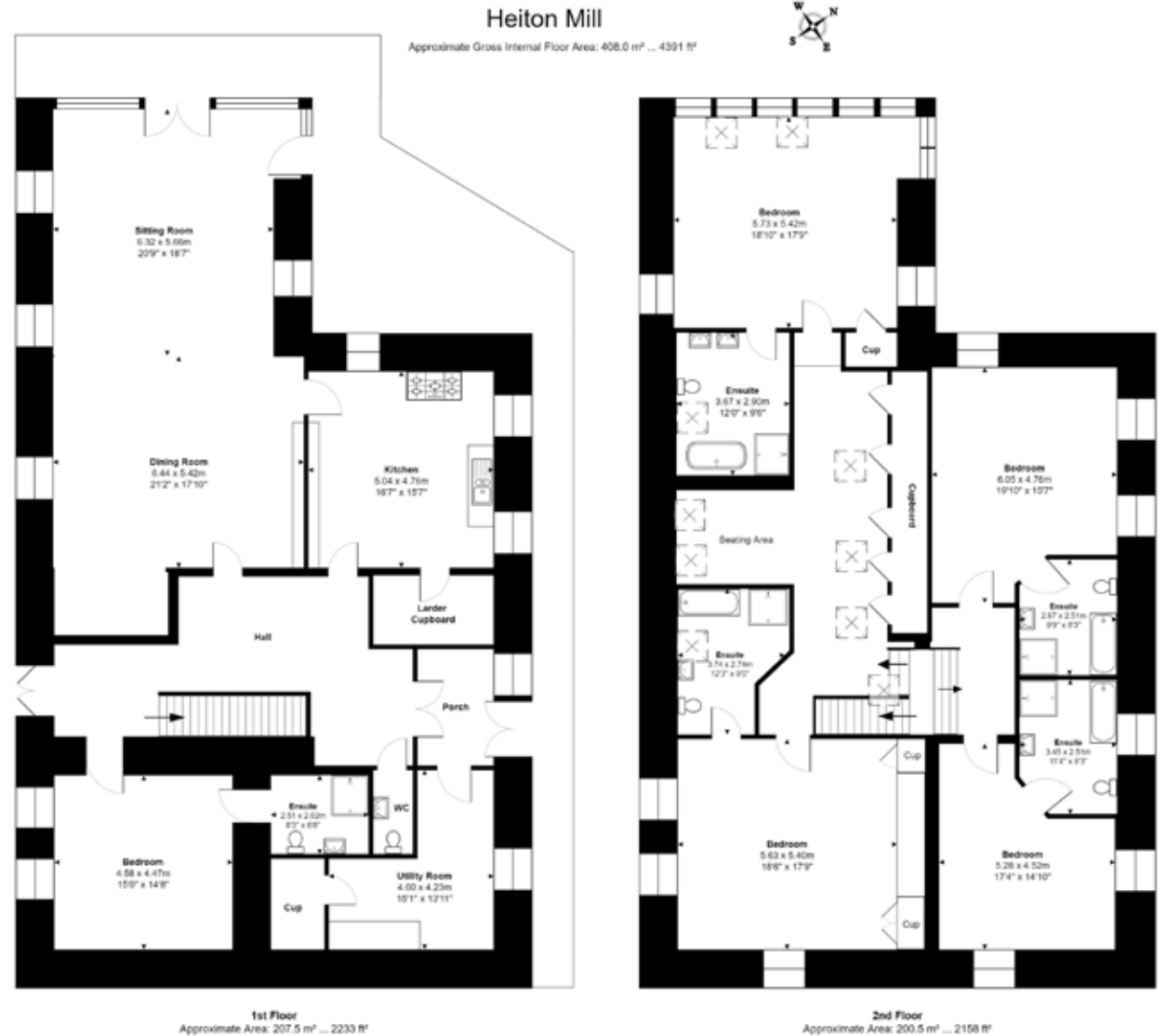
Heiton Mill House is a detached 18th Century converted watermill which is perfectly situated in an elevation position overlooking the River Teviot. It is of stone construction under a slate roof and has been sympathetically converted (2007), to create a unique and stylish home finished to the highest standards. The house oozes elegance and charm with clever use of space and careful selection of high-quality materials. Every aspect of the conversion has been extremely well thought out with the highest attention to detail and with no expense spared on the fittings. Thoughtful additions include the exposed timber beams, working shutters to all the bedrooms and bathrooms, high quality real wood flooring, integrated vacuum cleaning system, high specification bathroom fittings, viewing balconies, sprinkler system, Dalsouple rubber floors to all bathrooms, security alarm system and oodles of storage.

The living accommodation is on the upper levels and is accessed by stone stairs at the front and metal stairs at the rear. The entire end gable which faces over the water is of cantilever construction and has been fully glazed, allowing the living area and bedroom to make the most of the riverside location and appear to float over the water. The house is exceptionally well presented and offers flexible, well-proportioned accommodation over two floors, comprising:

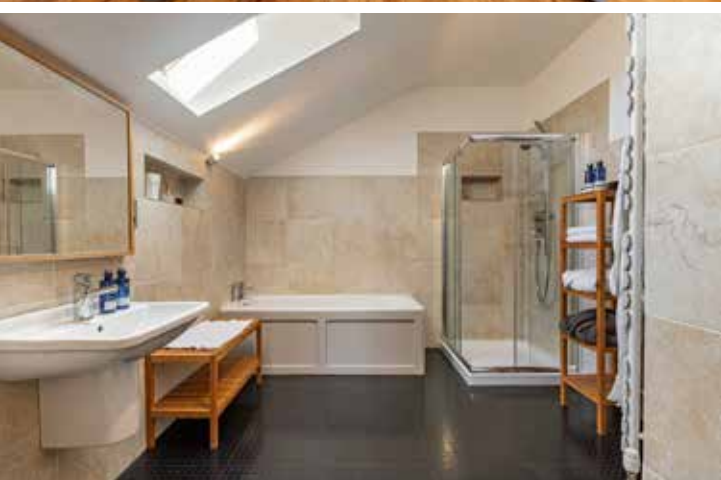
First Floor: Entrance vestibule; Entrance Hall with access to all first floor accommodation and stairs rising to second floor; Utility room with sink unit, ample space of laundry appliances, integrated hoover controls, walk in hot storage cupboard ideal for drying; Cloakroom with wash hand basin and wc; Open plan, split level living and dining area providing a huge space for hosting and with French doors leading to the balcony and outdoor dining area overlooking the River, pellet woodburning stove; Kitchen which has been well equipped for professional catering including a range of base units, f unit with granite surround, freestanding island; Britania six ring gas cooker with twin ovens, walk in slate shelved pantry with ample space for fridge and freezer. Bedroom 1 with Ensuite shower room including shower, wash hand basin and wc.

Second Floor: Split level landing with seating area and five built in storage cupboards (storage and housing hot water tanks); Master Bedroom with feature glazing that sits below the eaves, so lying in bed you can enjoy views up stream, Ensuite bathroom with bath, shower, twin wash hand basins and wc; Bedroom 3 with built in cupboards and Ensuite bathroom with bath, shower, wash hand basin and wc; Bedroom 4 with En-suite bathroom with river views and including bath, shower, wash hand basin and wc; Bedroom 5, again with wonderful views across the river and including En-suite bathroom with bath, shower, wash hand basin and wc.

Externally, a gravel driveway sweeps to the front of the house and there is ample parking for several cars. The grounds include the riverbank a wonderful part walled garden with integral store, and which has been laid to gravel for use as an outdoor entertaining with a large seating area, outdoor kitchen, and games area. Under the mill is the old "engine room" which provides secure storage, and it is where the central heating boiler is located. Included within the grounds is a magnificent open fronted, oak framed double garage with luxurious heated kennels. This space is currently used as a games room but has fantastic potential for conversion to create a summer house, gym or home office. This building has both power and water connections along with a concrete floor.



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HOLIDAY LETTING BUSINESS

As noted above Heiton Mill House is currently run as a very well-regarded holiday let described by the Guardian as a "luxury converted watermill" whilst Luzzo magazine claim "the owners have thought of everything". Currently listed with Crabtree & Crabtree the house sleeps 10 and is offered for a basic weekly rental of £2315 and bookings are restricted to just three months in advance at present. Further details can be obtained from the Selling Agents.

GENERAL REMARKS AND INFORMATION

BASIC PAYMENT SCHEME

The paddock is not registered for IACS purposes and there are no Basic Payment Scheme Entitlements included in the sale.

SPORTING RIGHTS

Included insofar as they are owned. It is specifically noted that the Salmon Fishing rights in the River Teviot are excluded. Trout Fishing Rights are included.

MINERAL RIGHTS AND TIMBER

The mineral rights are included in the sale in so far as belonging to the seller. All standing and fallen timber are included in the sale.

PLANNING AND BUILDING CONTROL PERMISSIONS

As noted, planning permission was obtained for conversion of Heiton Mill to create a dwellinghouse in 2007. The Mill has not obtained change of use for holiday letting purposes and subject to application for payment of non-domestic rates it is thought that the house can readily be occupied as a home although interested parties are advised to make their own enquiries in this respect.

SHORT TERM HOLIDAY LET LICENSING

Heiton Mill House benefits from a Short Term Holiday Let License.

THIRD PARTY RIGHTS & 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 as satisfied themselves in respect thereof. In particular, we note:

Both properties benefit from a vehicular right of access over the private driveway leading to the subjects from the Roxburgh Viaduct and which also serves the neighbouring Heiton Mill Farmhouse, subject to a one quarter share in the cost of maintenance. Should the subject property be sold as two lots then this quarter share will be divided equally between the two proprietors.

Both properties are liable for a share of maintaining the water supply system on a user basis and for the cost of water consumption, currently payable to Roxburghe Estate.

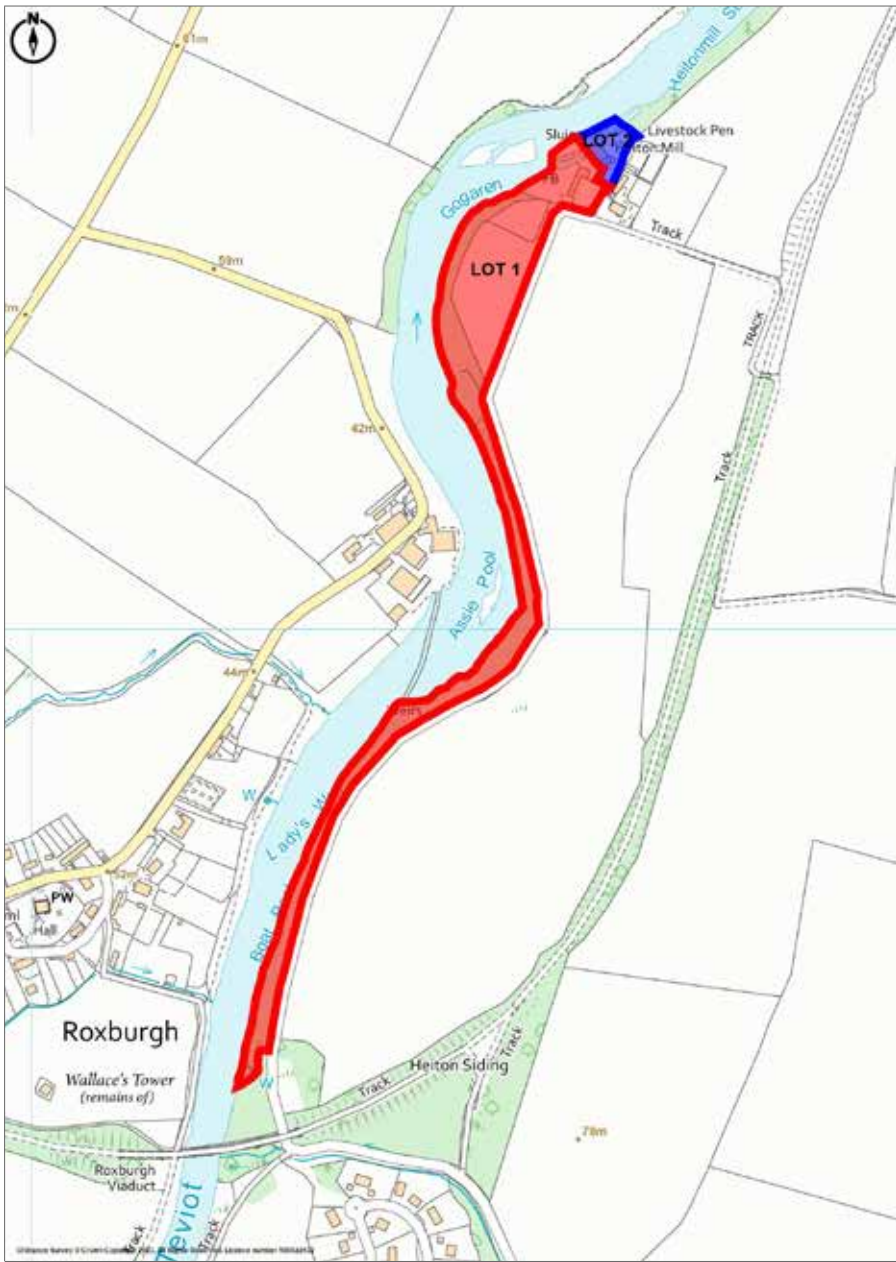
The Owners of the Salmon Fishing in the River Teviot have rights of access over the subjects of sale to allow them to exercise their rights to fish subject to making good any surface damage.

In the event of a sale of the property in two separate lots there will be a right of access for the owner of Lot 1 to use the existing bridge at Heiton Mill to access their share of the Island, subject to a 50% share of the costs of future maintenance.

It is understood that high speed internet is soon to be routed to the property.







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PRE-EMPTIVE RIGHT TO BUY

It is noted that the previous owner has the right of pre-emption although they have verbally intimated that they would not wish to exercise this.

CLAWBACK CLAUSE

The sale of Lots 1 & 2 will include a clawback clause entitling the Sellers and their successors to 50% of the uplift in value for development of any new residential dwellings for a period of 20 years from the date of settlement.

LOCAL AUTHORITIES

Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA
Tel: 0300 100 1800

VIEWING

Strictly by appointment with FBR Seed Ltd. Given the potential hazards of any rural property, we request you take care when viewing the property, especially around the buildings and River Teviot.

DIRECTIONS

From Edinburgh take the A68, at the Carfraemill roundabout take the first turn to the left on to the A697 (signposted Coldstream). Continue on this road for approximately 5 miles before turning right on to the A6089 (signposted Kelso). Pass through Kelso and at the Sainsbury's roundabout turn on to the A698 (signposted for Hawick). In Heiton continue through

the village, and just before exiting turn right onto Bowmont Court signposted for Schloss Hotel & Spa. Continue on this road until reaching the viaduct. Turn right onto the single track no through road and continue for around 1.25km before arriving at Heiton Mill.

From the south, take the A68 to Jedburgh. On leaving Jedburgh continue on the A68 (signposted for Kelso). In Kelso follow the directions above.

WHAT3WORDS

The exact location can be found using what3words:///quote.pipeline.doing.

POSTCODE

TD5 8LA

TENURE

Freehold.

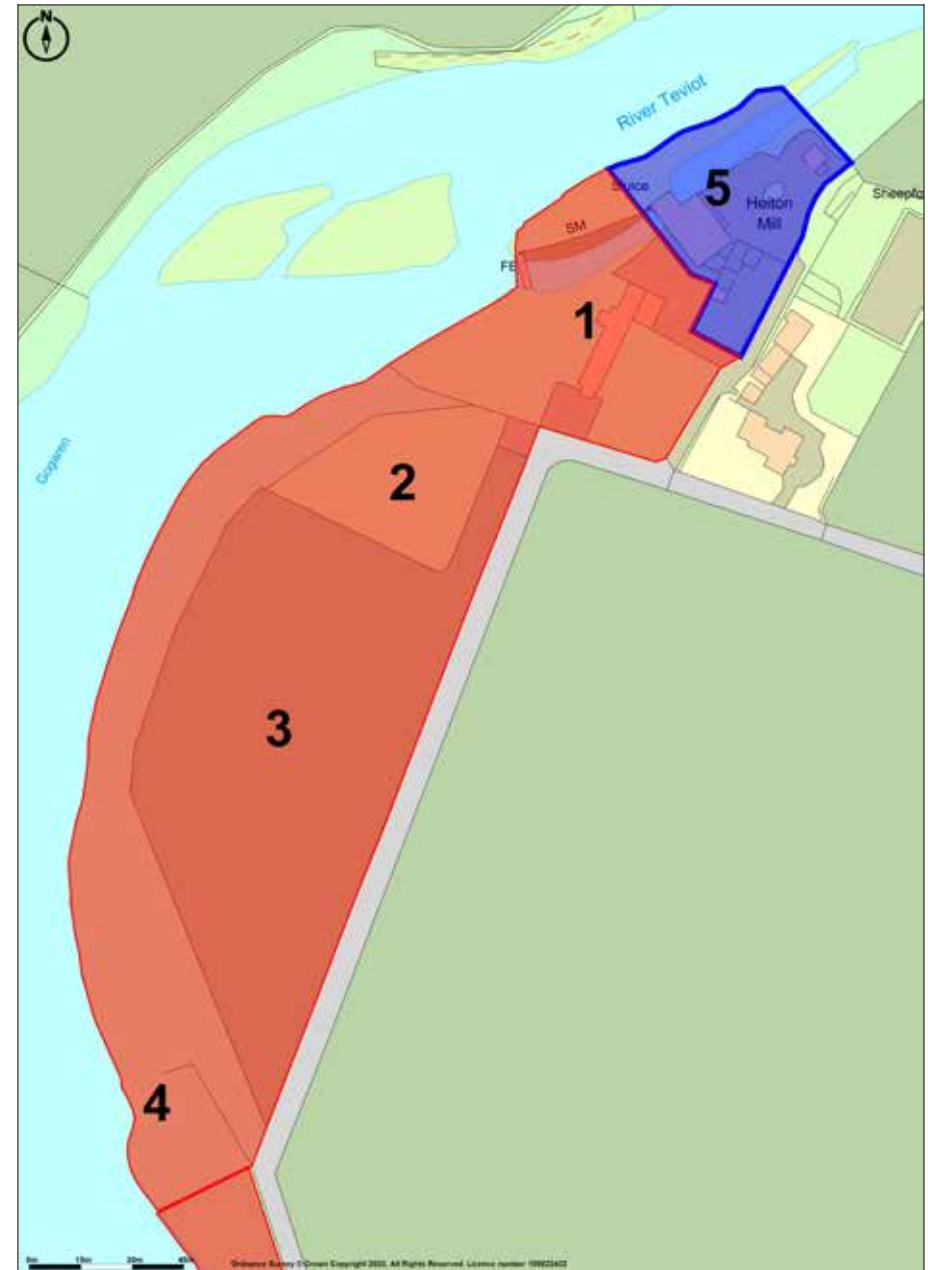
METHOD OF SALE

The property is offered for sale as a whole or within two lots with Vacant Possession by Private Treaty. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

ENTRY AND POSSESSION

Entry will be by mutual agreement. It is noted that holiday let bookings for Heiton Mill House is currently restricted to three months in advance only.

Heiton	Mill	Schedule of Areas	
No:	Descripton	Area (Ha)	Area (Acres)
1	Heiton Mill Cottage	0.43	1.06
2	Orchard	0.19	0.47
3	Paddock	1.04	2.56
4	Woodland/Riverbank	2.54	5.55
<i>Sub Total</i>		<i>4.2</i>	<i>9.64</i>
5	Heiton Mill	0.26	0.64
Total		4.46	10.28



LOTING

It is intended to offer the property for sale as a whole or as two separate lots as described within this brochure. However, the Sellers reserve the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown within the particulars.

OFFERS

Offers in Scottish Legal Form are to be submitted to the selling agents FBRSeed. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

OVERSEAS PURCHASERS

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

APPORTIONMENTS

The Council Tax, Business Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

DISPUTES

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

It is noted that there is a discrepancy between the title which describes the property as 8.71 acres and the areas calculated using current Ordnance Survey data which totals 10.28 acres. A new title plan will be required for title registration purposes, with reference to existing neighbouring registered titles. Interested parties should be aware that the areas quoted in these particulars may change at title registration.

IMPORTANT NOTICE

FBR, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered.

FIXTURES & FITTINGS

Heiton Mill Cottage - The carpets and curtains are included in the sale. It is noted that the kitchen units are freestanding and will therefore be removed. The garden statutes are specifically excluded from the sale.

Heiton Mill House- Should the incoming purchaser wish to continue to run this property as a holiday cottage the Sellers may be willing to sell all the furniture and housekeeping items by separate negotiation.

BOUNDARY WALLS & FENCES

Insofar as is known, all boundary maintenance liabilities are shared equally with the adjoining owners.

REFUSE COLLECTIONS

It is noted that refuse collections are from the village. Currently the owners of the property take waste to the recycling centre in Kelso.

STATUTORY DESIGNATIONS

It is noted that the River Teviot is a tributary of the larger River Tweed which is a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

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 will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in May 2023.





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