



OVER KIRKHOPE

Ettrick Valley, Scottish Borders



GSC GRAYS

PROPERTY • ESTATES • LAND



OVER KIRKHOPE

ETTRICK VALLEY, SCOTTISH BORDERS, TD7 5JD

Edinburgh 50 miles, Selkirk 23 miles, Carlisle 50 miles
(distances approximate)

AN EXCEPTIONAL HILL FARM, WITH A FABULOUS HOUSE, SET AMIDST THE
DRAMATIC LANDSCAPE OF THE SCOTTISH BORDERS. HOME TO ONE OF
THE UK'S LARGEST NATIVE TREES PLANTING SCHEMES AND SCOTLAND'S
LARGEST NEW WILDFLOWER MEADOW.

IDEALLY SUITED TO REGENERATIVE LIVESTOCK FARMING, WITH
ADDITIONAL NATURAL CAPITAL AND CONSERVATION OPPORTUNITIES.

- Beautifully refurbished and extended 6-bedroom farmhouse
 - Two separate 2-bedroom cottages
- Good range of modern and traditional buildings
 - Stunning scenery
- Approximately 2,189 acres of productive hill ground, in-
bye grassland and wildflower meadow.
- Over 935 acres of managed broadleaf woodland.
- Considerable scope to add further to the farm's natural capital and biodiversity.
- Just over 3 miles of single bank trout fishing on the
Ettrick Water and 6 acres of trout ponds.

In all about 3,171.70 acres (1,283.57 hectares).

FOR SALE AS A WHOLE OR IN 3 LOTS

GSC Grays

Unit 2, Linnet Court, Cawledge Business Park

Alnwick, Northumberland, NE66 2GD

Tel: 01665 252070

www.gscgrays.co.uk

farmagency@gscgrays.co.uk



Situation

Over Kirkhope is situated in The Ettrick Valley, one of the most beautiful, peaceful and mostly undiscovered valleys in the Scottish Borders, 23 miles southwest of Selkirk. It is an area that is renowned for its rich scenery and landscape, wildlife, heritage and agricultural tradition supporting long established farming and rural enterprises.

Despite Over Kirkhope’s rural setting, it takes approximately one hour and thirty-five minutes to drive to Edinburgh with its international airport and major road and east coast mainline rail links. It takes a similar amount of time to drive to Carlisle with its west coast main line rail and road links to the north and south. The local primary school (locally named “Kirkhope Primary School”) is in Ettrickbridge, 16 miles to the northeast, enroute to Selkirk where there is a good range of local services and a well-regarded high school. Private schooling is available in Melrose and Edinburgh. There is a local shop at Hopehouse, 6 miles along the road towards Selkirk. All major supermarkets in the area home deliver to the Ettrick Valley.

Farming needs are well catered for in the locality. There are regular livestock markets at St Boswells, Longtown, Carlisle, Wooler and Lanark. Because of its relative connectivity, Over Kirkhope is an ideal base for those wishing to take advantage of the wealth of recreational opportunities available in the Scottish Borders, an area famous for its unspoilt beauty, wildlife, strong equestrian/common riding tradition, superb walks, fabulous cycle routes and a rich variety of sport.

Description

Over Kirkhope is an impressive, upland sheep farm surrounded by the beautiful scenery and wildlife of the Ettrick Valley. It has a fully modernised and extended farmhouse with a pretty garden, a mixture of modern and traditional farm buildings, secondary accommodation and productive organic kitchen garden; where nature conservation, farming, the landscape, wildlife and natural capital come together.

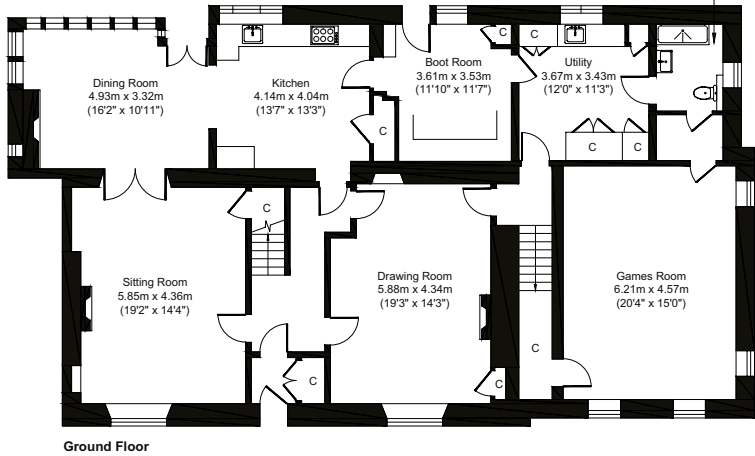
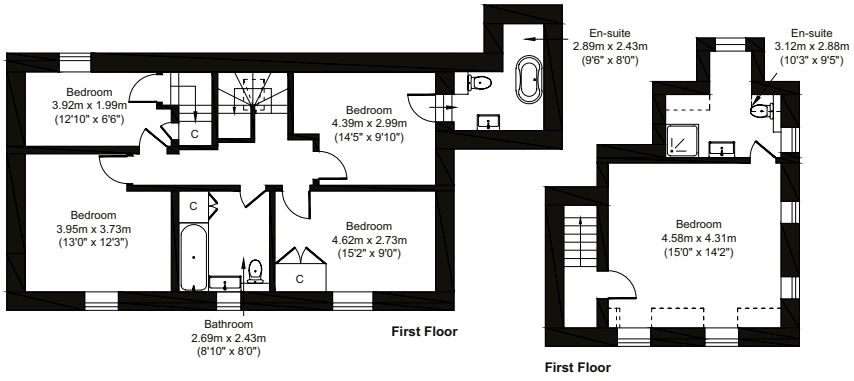


The Farm

Over Kirkhope is predominately south-facing, with the Ettrick Water flowing along its southern boundary. The land rises from about 935 feet above sea level at the bottom of the valley to its highest point on Andrewwhinney Hill, at about 2,222 feet above sea level. It is a productive upland farm, supporting a hefted flock of Blackface and North Country Cheviot sheep. In 2004 the farm, with c.1,843 acres, was acquired by the current owners. It included a farm cottage, a steading with development potential, a sheep shed and breeding sheep stock. Two years later Broadgairhill was acquired, adding c. 1,325 acres to the farm, along with additional breeding ewes and 70,000 native trees. Approximately 500 lambs are sold off the farm each year. The farm has scope to increase its sheep numbers significantly, support a herd of cattle and invest in regenerative farming

In 2007 a programme of diversification, enhancement and natural capital was embarked upon to restore the farm to an environment that holds nature and farming in harmony, provide employment and make the area resilient for the future. The farmhouse was modernised and extended. It is now a very comfortable family house (see floor plans) and provides accommodation for up to fourteen people. Crook Cottage (2 bedrooms) was added to the farm and the stone steading was developed into a two bedroom “bothy” (see floor plans). New barns were constructed; an organic vegetable garden was created with raised beds and greenhouses and an extensive program of native tree planting was begun. The farm now has c. 750 breeding ewes, c.935 acres of broadleaf woodland, c.2,084 acres of open hill and pasture (heather and white grass), c.12 acres of wildflower meadow and c.93 acres of in-bye grazing. The farm now supports a huge range of species, including, but not limited to, Woodcock, Snipe, Curlew, Lapwing, Osprey, Golden Eagles, Black Grouse, Otter, Red Squirrels, 144 varieties of moth, spawning salmon and trout.

Farmhouse

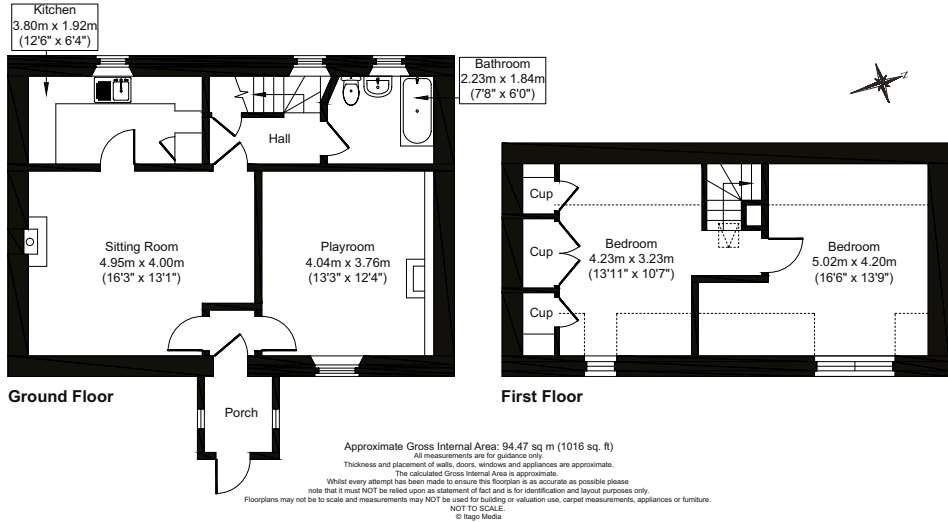


Approximate Gross Internal Area: 326.73 sq m (3516 sq. ft)

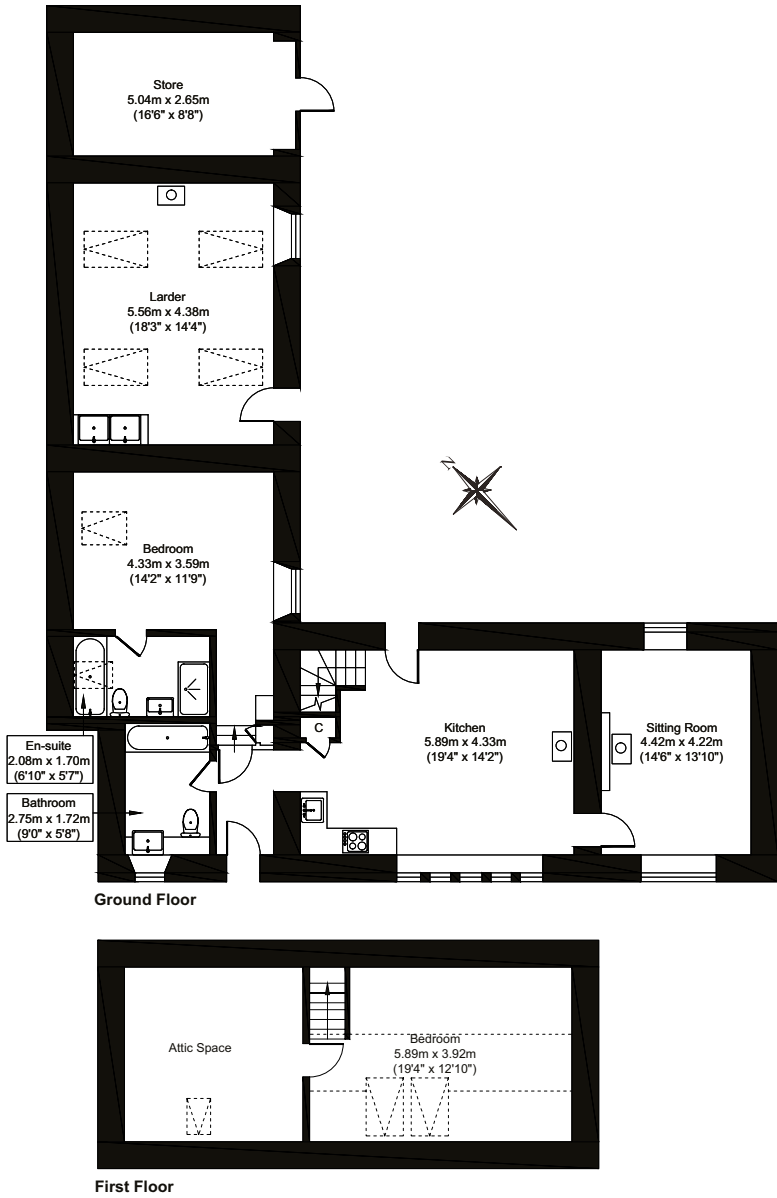
All measurements are for guidance only.
Thickness and placement of walls, doors, windows and appliances are approximate.
The calculated Gross Internal Area is approximate.
Whilst every attempt has been made to ensure this floorplan is as accurate as possible please note that it must NOT be relied upon as statement of fact and is for identification and layout purposes only.
Floorplans may not be to scale and measurements may NOT be used for building or valuation use, carpet measurements, appliances or furniture.
NOT TO SCALE.
© Itago Media



Crook Cottage



Steading



Approximate Gross Internal Area: 167.91 sq m (1809 sq. ft)

All measurements are for guidance only.
Thickness and placement of walls, doors, windows and appliances are approximate.
The calculated Gross Internal Area is approximate.
Whilst every attempt has been made to ensure this floorplan is as accurate as possible please note that it must NOT be relied upon as statement of fact and is for identification and layout purposes only.
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NOT TO SCALE.
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Natural Capital and Opportunities for Biodiversity

From the beginning the owners of Over Kirkhope, set out to encourage biodiversity on the farm and, recognising the opportunities open to them, they worked alongside Borders Forest Trust(BFT) and Forest Carbon to sympathetically create new native broadleaf woodland in three upland valleys (each of about 150 acres) and on an area of riverbank. Restoration of 300 acres of heather was also part of the project, as well as the establishment of 200 Oak trees, 50 Beech and 50 Scots Pines in timber tree shelters at lower levels.

The three valleys, the Kirkhope Burn, Brockhope Burn and Back Burn, feed into the Ettrick Water, a Special Area of Conservation, a Site of Special Scientific Interest, and an important tributary of the River Tweed. A smaller section of c. 10 acres on the banks of the Ettrick Water was planted to aid shading for salmon spawning habitats along 3 miles of riverbank. The woodland underwent its scheduled Woodland Carbon Code re-certification in 2017.

Broadgairhill followed, planting new native broadleaved woodland on approximately 40% of the farmland. The remaining land is grazed at low intensity to expand the

existing upland heather cover. This project created a further c. 400 acres of new native woodland, consisting of upland Oak-Birch woodland and wet birchwood and Ash woodland. As with Over Kirkhope, this tailored and site-specific planting creates diverse woodland that delivers the greatest benefits to biodiversity and landscape value. This woodland also underwent its scheduled Woodland Carbon Code (WCC) re-certification in 2017.

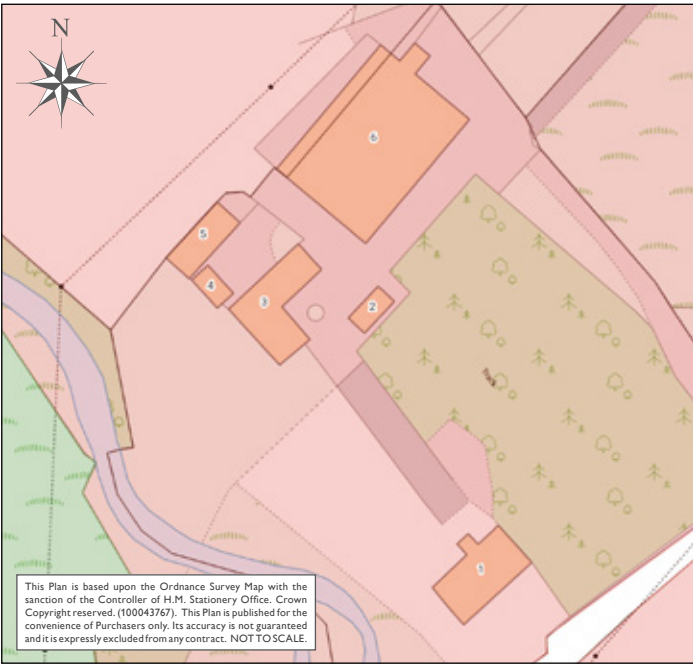
All sites will undergo verification for the WCC in 2025 with more than 500,000 native broadleaf trees sequestering over 100,000 tonnes of carbon. Accordingly, there will be a significant “offsetting” opportunity to secure benefits for biodiversity with these established woodland habitats. There is also the option to expand the programme. Discussions are currently ongoing to add an additional c.170 acres of new native woodland to the farm, with other parts of the farm to follow, opening the way to Voluntary Carbon Markets.



The work that has been carried out, and that is still ongoing, is supported and guided through several different projects, including:

- South of Scotland Golden Eagle Project (SSGEP)
- Restoration of Upland Nature (RUN)
- Wild Heart Expansion Project (WHEP) – part of Scotland’s Nature Investment Partnership
- Borders Forest Trust (BFT)

The farm represents a rare opportunity to acquire a landscape of exceptional ecological significance. Over Kirkhope is one of the biggest private broadleaf woodlands in the UK and has the largest new wildflower meadow in Scotland. The latter bloomed for the first time in 2025. A biodiversity audit is due to be undertaken to build on the work of the Soil Association and BFT, paving the way for offsetting opportunities. The farm is an exemplar in Scotland’s Nature Investment Partnership and has been featured on the BBC, Sky News and in the Financial Times.



Farm Buildings & Secondary Accommodation

The farm buildings lie to the north of the house and consist of an L-shaped, traditional range of stone and slate which incorporate “The Bothy” – a two bedroom/two-bathroom cottage, a bio-mass fuelled sauna (and outside shower!) and workshop/store. Behind this a stack yard with a Dutch barn and equipment stores. Close by is the sheep handling shed with lean-to/mess room, and a new garage/barn/kayak store (see block plan). A stone and slate “bothy” in the walls of the field just to the north of the steading presents a further development opportunity. A short distance east of Over Kirkhope is Crook Cottage, a traditional two-bedroom farm cottage (see floor plans).

1. Over Kirkhope Farmhouse.
2. Modern barn/carport with kayak store.
3. “The Bothy” and sauna.
4. Equipment store.
5. Dutch barn.
6. Sheep shed with workshop/restroom lean-to and fuel stores.

Lotting

Lot 1 – Over Kirkhope Farmhouse, steading (including “The Bothy”), trout ponds and approximately 63.85 acres.

Lot 2 - Over Kirkhope and Broadgairhill – approximately 3,107.68 acres.

Lot 3 – Crook Cottage – 0.17 acres.

Sporting Rights

The sporting rights are in-hand and are included in the sale. The potential is there to establish an entertaining family shoot. The Ettrick water provides enjoyable trout fish on the fastest flowing spate river in Scotland, second only to the Spey!



Timber
All standing timber and the mineral rights are included in the sale insofar as they are owned.

Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE)
TUPE is anticipated to apply to two employees working on the estate. Details of employment terms are available from the selling agent.

Residential Schedule				
Property	Occupancy	Services	Council Tax	EPC
Over Kirkhope Farmhouse	Vacant	Mains electricity, private water supply, private drainage. LPG central heating.	Band G	Rating F
The Bothy	Short Assured Tenancy	Mains electricity, private water supply, private drainage, electric u/f heating and h/w.		Rating E
Crook Cottage	Occupied by Farm Manager on tied basis	Mains electricity, private water supply, private drainage. Dual fuel boiler fired radiators and h/w.	Band B	Rating F

These services have not been tested and there is therefore no warranty from the agent as to the adequacy and the sufficiency of the private water supply and drainage systems servicing these residences and the steading.



Rights of Way
There are no public rights of way over the farm. The Southern Upland Way passes along the road in the valley bottom.

Entry
Entry is available by arrangement with the seller.

Viewing
Viewing is strictly by prior appointment with the selling agents. Prior to making an appointment to view the selling agent strongly recommends that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date
A closing date for offers may be fixed. Perspective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subject of sale ahead of a notified closing date and will not be obliged to accept the highest or any other offer for any part of the subjects for sale. Any offer(s) received from a purchaser must be accompanied by a guarantee from a bank/proof of funds that is acceptable to the seller.

Directions
what3words: ///stealing.nosedive.seasons

Health and Safety
Given the hazards of a working farm we ask, for your own personal safety, to be as vigilant as possible when making your inspections.



Conditions of Sale

1. Over Kirkhope - Unless specifically mentioned, items not mentioned in the sale particulars are excluded from the sale. Certain items may be available at valuation if required.
2. Farm Ingoing - In addition to the purchase price, the purchaser will be bound to take over at valuation the following (where applicable):
 - i. The acclimatised sheep stock (numbers to be confirmed before completion; prior to lambing approximately 710 ewes and gimmers, 195 hoggs and 23 tups).
 - ii. all growing and harvested crops including hay and silage, seeds, organic fertiliser/farmyard manure, feeding stuffs, fuel, medicines, minerals, oils, and commodities on the farm.
3. VAT - In the event of the charge of VAT being made on the whole or part of the purchase price on movable items, the purchase will be responsible for meeting the VAT liability.
4. Agri-Environmental Schemes
 - i. Basic Payment Scheme (BPS) – entitlement to BPS is included in the sale. Over Kirkhope has 13.63 hectares of Region 1 land, 494 hectares Region 2 land and 240.49 hectares Region 3 land. The BPS subsidy for 2024 on Over Kirkhope was £28,774 (including “Greening”. The payment for 2025 will be retained by the seller. VAT will be payable on the BPS element of the purchase price.
 - ii. Less Favoured Area Support Scheme (LFASS) – Over Kirkhope is classified Severely Disadvantaged and is claimed for 859.67 hectares. The 2025 LFASS payment for 2025 will be retained by the seller.



- iii. Scottish Rural Development Programme (SRDP) – Rural Priorities (RP) – The woodland on Over Kirkhope and Broadgairhill was established under SRDP between 2009 and 2013. The final farmland premium (to be retained by the seller) due this year on Over Kirkhope is c. £7,388; the payment this year (also to be retained) on Broadgairhill is c. £12,326. For 2026 it will be c. £12,326 and £7,338 in 2027. None of this land can be put to agricultural use for 30 years from the date of planting. If a purchaser does not fulfil the obligations required by the scheme, he/ she will be bound to reimburse the seller for losses incurred.

5. Title - The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the seller and no warranty is given.
6. Deposit - On conclusion of missives a deposit of 10% of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchase failing to complete the sale for the reasons not attributable to the sellers or their agents.

Solicitors

Messrs Lindsays, Caledonian Exchange, 19 A Canning Street,
Edinburgh EH3 8HE
T: (0131) 229 1212 | E: andrewduff@lindsays.co.uk

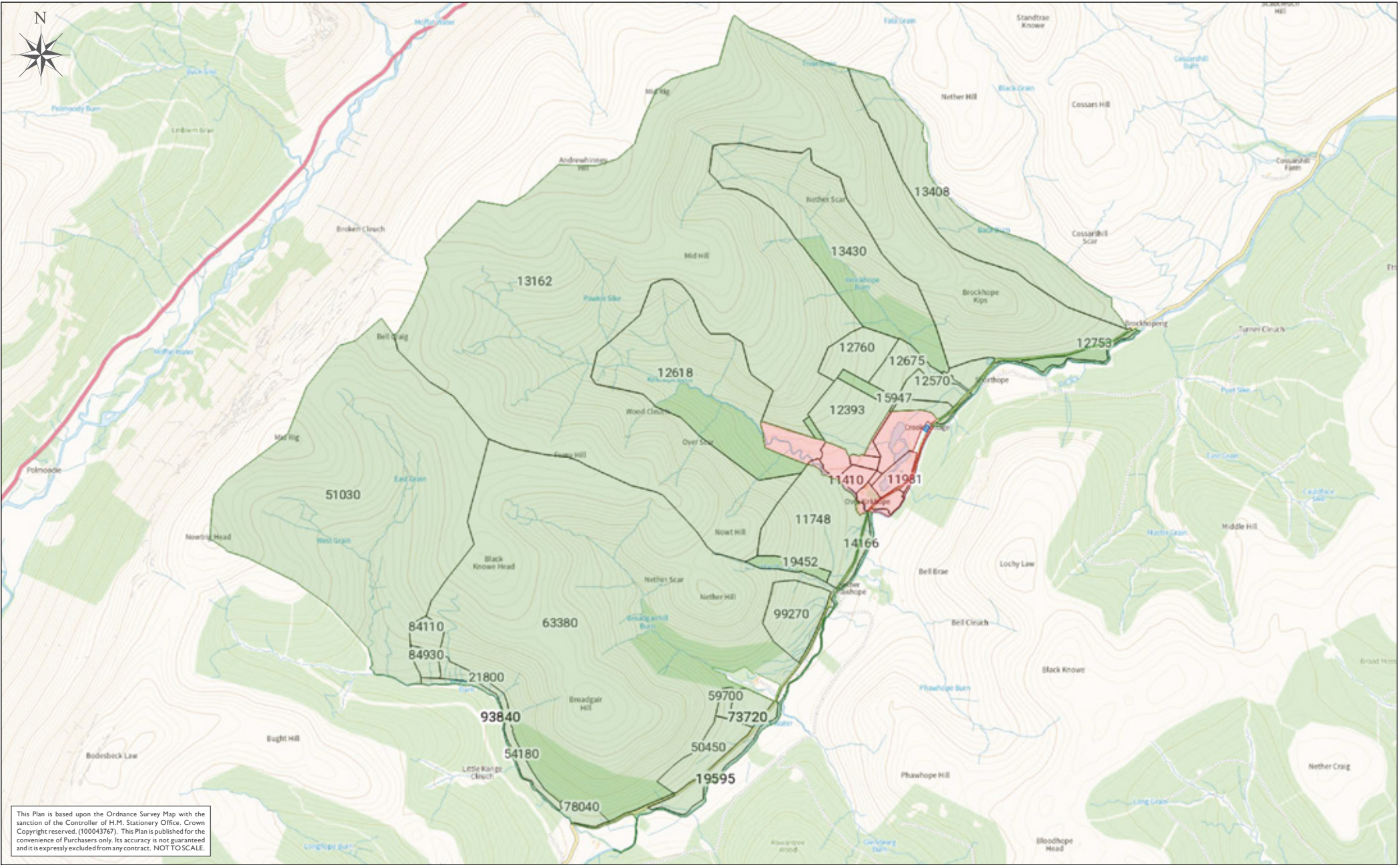
Local Authority

Council Offices, Newtown St Boswells, Melrose TD6 0SA
T: 01835824000 | E: customerservices@cotborders.gov.uk

AFRC – RPID

Cotgreen Road, Tweedbank, Galashiels TD1 3SG
T: 01896 892400

Lot No.	Parcel No.	Pasture (Ha)	Woodland (Ha)	Other (Ha)	Total (Ha)	Total (Ac)
1	14593		0.39	0.91	1.30	3.21
1	19624	5.31			5.31	13.12
1	12140	2.52		0.01	2.53	6.25
1	12038	2.05			2.05	5.07
1	12132	1.17			1.17	2.89
1	12189	0.81			0.81	2.00
1	12036	0.29			0.29	0.72
1	12051	2.45		0.84	3.29	8.13
1	12275	6.15		1.18	7.33	18.11
2	15384			0.34	0.34	0.84
1	15794			0.08	0.08	0.20
1	11891	1.34			1.34	3.31
Lot 1		22.09	0.39	3.36	25.84	63.85
2	51030	186.65		4.08	190.73	471.29
2	84110	3.20			3.20	7.91
2	84930	2.45			2.45	6.05
2	93840			2.06	2.06	5.09
2	21800	3.04			3.04	7.51
2	63380	83.69	210.40		294.09	726.70
2	54180	2.94			2.94	7.26
2	78040	2.47			2.47	6.10
2	50450	8.77			8.77	21.67
2	59700	1.39			1.39	3.43
2	73720	3.86			3.86	9.54
2	99270	12.26			12.26	30.29
2	12618		61.98	0.29	62.27	153.87
2	13162	480.79		0.58	481.37	1,189.47
2	11748	26.87		0.31	27.18	67.16
2	13430		59.18		59.18	146.23
2	12393	13.28			13.28	32.81
2	12760	9.26			9.26	22.88
2	12675	6.44			6.44	15.91
2	11981	0.17			0.17	0.42
2	12451	2.24			2.24	5.54
2	12753		3.34		3.34	8.25
2	13408		42.31		42.31	104.55
2	12570	5.03			5.03	12.43
2	12426	0.39			0.39	0.96
2	12662	2.74		0.10	2.84	7.02
2	19452		1.83		1.83	4.52
2	11032		0.59		0.59	1.46
2	13957		3.05		3.05	7.54
2	15947	0.12			0.12	0.30
2	14570			0.68	0.68	1.68
2	11410		0.12	1.02	1.14	2.82
2	11870			2.49	2.49	6.15
2	16297			0.02	0.02	0.05
2	14166	1.46			1.46	3.61
2	19595			3.72	3.72	9.19
Lot 2		859.51	382.80	15.35	1,257.66	3,107.68
3				0.07	0.07	0.17
Lot 3		0.00	0.00	0.07	0.07	0.17
Total		881.60	383.19	18.78	1283.57	3171.70



DISCLAIMER NOTICE:
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: August 2025. Photographs taken: XX XX

