

Ballencrieff Mains Farm

Longniddry, East Lothian



PLAY VIDEO







Ballencrieff Mains Farm

Longniddry, East Lothian, EH32 0PJ

A prime arable farm in East Lothian including a house and four cottages.

Longniddry 3½ miles, Aberlady 1½ miles, Edinburgh 17 miles (All distances are approximate)

Lot 1 – Ballencrieff Mains Land – About 199.26 Acres

A ring fenced block of grade 2 arable land with excellent access

Includes 4 fields with 194.66 acres arable and 4.24 acres woodland

Lot 2 – Ballencrieff Mains No. 7 – About 1.28 Acres

A detached three bedroom house with wonderful gardens and outbuildings in over 1 acre of grounds and situated in a very private position with stunning rural views.

Entrance hall | sitting room (with open fireplace) | kitchen | dining room / bedroom 3 | two bedrooms | family bathroom

Formal gardens with lawns | vegetable plot | mature woodland

Large outbuilding with garage, living room, secondary kitchen and workshop

Lots 3 - 6 – Ballencrieff Mains Cottages Nos. 3, 4, 5 & 6 – About 0.48 Acres

A row of four attractive farm cottages

Three 2-bedroom semi-detached cottages and one detached 3-bedroom cottage all of which are let.

Each cottage comes with private parking and enclosed rear gardens.

For sale in 6 lots or as a whole

About 201.02 Acres (81.35 Ha)



Edinburgh

80 Queen Street, Edinburgh
EH2 4NF

Tel: 0131 222 9600
edinburgh@knightfrank.com

knightfrank.co.uk

Situation

Ballencrieff Mains Farm is situated just 17 miles east of Edinburgh in the heart of East Lothian. The farm is located a short distance from the coast, just 1½ miles south of Aberlady and 3½ miles northeast of Longniddry.

The seaside village of Aberlady has several shops, hotel, pub and an excellent primary school. Aberlady Bay is a Site of Special Scientific Interest (SSSI) with a wonderful Nature Reserve. More extensive services can be found in the coastal towns of Gullane (4 miles) and North Berwick (8 miles) including restaurants, supermarkets and the well renowned North Berwick High School. Private schooling is readily available in the area, including, Belhaven Hill Preparatory school in Dunbar, Compass School in Haddington, Loretto School in Musselburgh and a broad selection in Edinburgh. Edinburgh city centre is reachable by car in 35 minutes and by train in 20 minutes with nearby stations at Drem and Longniddry. The A1 provides swift access to Edinburgh as well as the south.

The glorious nearby coastline provides plenty of stunning sandy beaches and historical sites to visit. Aberlady sits on the John Muir Way, a long distance footpath which follows the coastline round to Gullane and North Berwick. The Archerfield Estate (7 miles away) provides luxury accommodation, a walled garden, farm shop, restaurant, spa and two golf courses.

The area is renowned for golfing excellence. As well as the Open Championship course at Muirfield, Gullane Golf Club boasts three courses, including the championship No. 1 course, host to the Scottish Open and Ladies' Scottish Open on numerous occasions. There are 21 courses within a 20-minute drive, including Archerfield (two courses), Luffness, Craigiellaw, Kilspindie and North Berwick (two courses). For the outdoor enthusiast there is plenty on offer in the surrounding area including walking, bird watching, yachting, wind-surfing, kite surfing, mountain biking and paddle-boarding. Excellent shooting is available to rent on a number of nearby estates.

Edinburgh Airport is 26 miles away and provides regular flights to a range of UK, European and International destinations.

The immediate area is well served by numerous grain merchants, agricultural suppliers and contractors.

Description

Ballencrieff Mains Farm is a prime arable farm in the heart of East Lothian close to the coast. It includes a three bedroom detached house set within over 1 acre of gardens, woodland with superb views over the surrounding farmland.

Opposite the farmland, there is a row of four attractive farm cottages (one 3- bedroom and three 2-bedroomed cottages) all of which are let.

The land holding rises from 15 metres (49 feet) above sea level at the northern boundary to 25 metres (82 feet) at the southern boundary. Ballencrieff is a highly productive arable farm which extends to 201.02 acres in total. The land consists of 194.66 acres arable, 4.24 acres woodland and 2.12 acres roads/buildings/miscellaneous.

The farmland is split into four large fields with good access and all of which are in arable crop at present.

The farm is offered for sale in 6 lots or as a whole.





Lot 1 – Ballencrieff Mains Land (About 199.26 Acres)

This comprises of a single block of arable land which sits in a ring fence and extends to about 199.26 acres in total. It includes 194.66 acres of arable divided across 4 fields which are of a good workable size and layout. There is also a strip of woodland extending to about 4.24 acres forming the northern boundary. The farm land is accessed off the main A6137 with direct road access as well as a private access road.

The land is classed as grade 2 by the James Hutton Institute for Soil Research. With a good working depth, it is mainly derived from the Rowanhill/Giffnock/Winton series, and is capable of growing excellent yields of the full range of arable crops.

The land is all currently in crop including winter wheat, potatoes and sprouts.



Cropping History

Field No	2017	2018	2019	2020	2021
1	SW	SB	WW	POT	WW
2	WW	SB	SB	SB	WW
3	WW	SW	PEAS	WW	POT/SPROUTS
4	POT	WW	SPROUTS	WW	WW

The land is currently let to a local farming business until the 9th November 2021.



Lot 2 – Ballencrieff Mains No. 7 – About 1.28 Acres

The house is situated in a wonderful private position surrounded by gardens, mature woodland and with outstanding views over the surrounding arable land. It is accessed off the main road via a private track which terminates in a parking area next to the outbuildings. Constructed of harled stone beneath a tiled roof and benefitting from double glazing and oil-fired central heating, the accommodation comprises:

Entrance hall, sitting room (with open fireplace), kitchen, dining room / bedroom 3, two bedrooms and family bathroom

The house is surrounded by wonderful gardens laid to lawn with planted borders, vegetable patch and greenhouse. The gardens are surrounded by mixed mature woodland. The policies extend to 1.28 acres in total.

Adjacent to the house, there is a large outbuilding which includes a garage, living room, secondary kitchen and workshop.

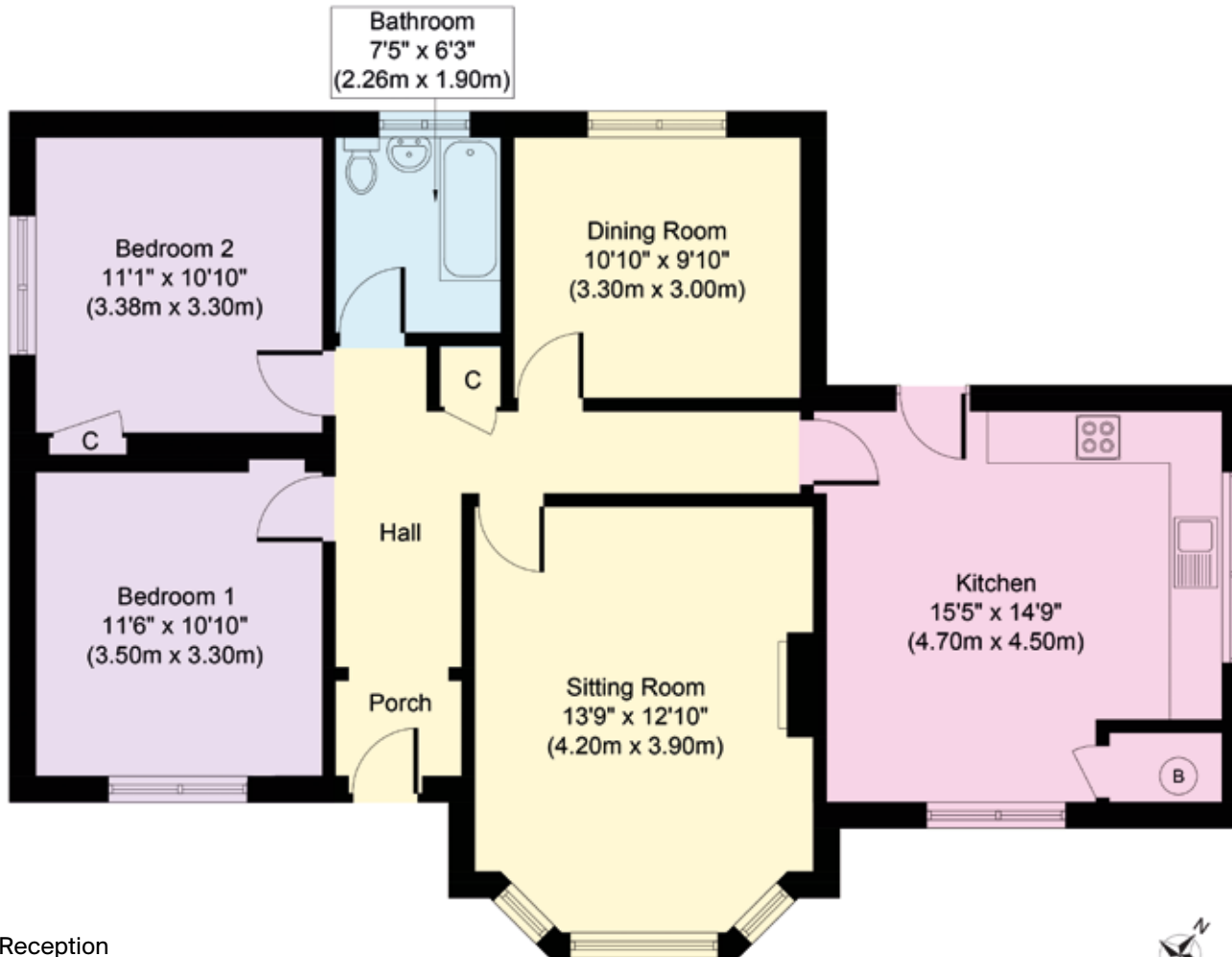
The property could be extended (subject to the necessary planning consent) to create a wonderful family home.



Approximate Gross Internal Floor Area

997 sq ft / 92.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.





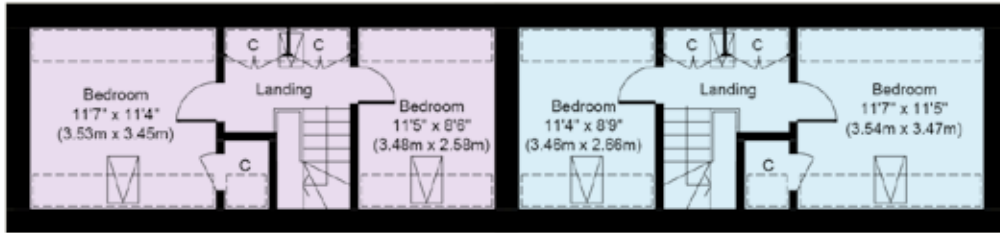


Lots 3 - 6 – Ballencrieff Mains Cottages Nos. 3, 4, 5 & 6 - About 0.48 Acres

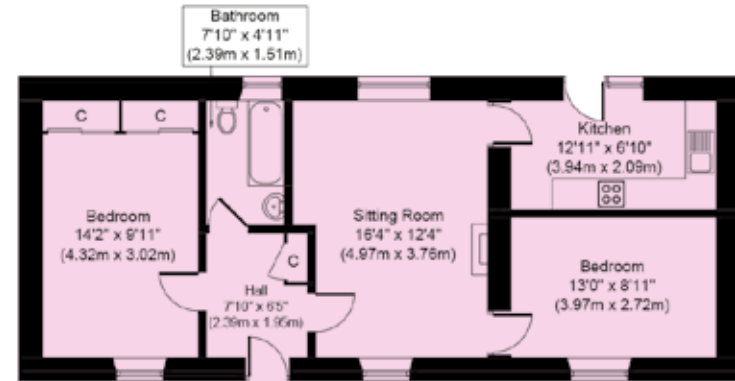
Situated adjacent to the farmland on the opposite side of the road, there is a row of four farm cottages all of which are let (see leases). They are all constructed of sandstone beneath pitched slate roofs. Each has private parking immediately outside.



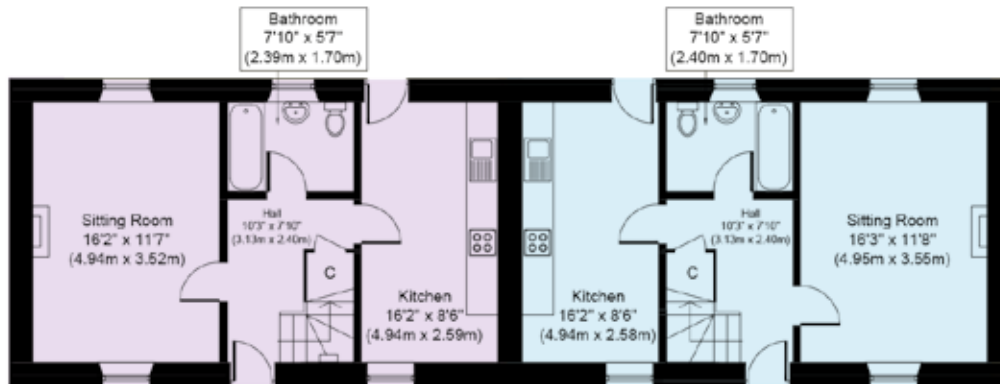
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First Floor



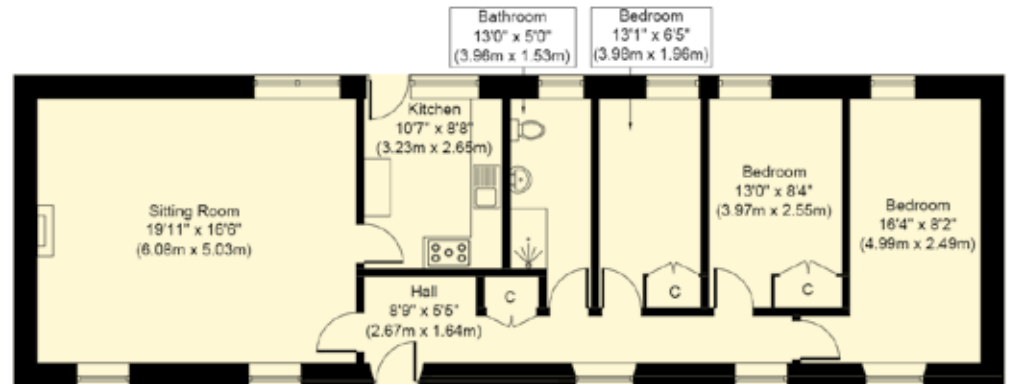
Number 3
Total Approximate Floor Area
690 Sq. ft. (64.1 Sq. m.)



Number 6
Total Approximate Floor Area
800 Sq. ft. (74.3 Sq. m.)

Ground Floor

Number 5
Total Approximate Floor Area
800 Sq. ft. (74.3 Sq. m.)



Number 4
Total Approximate Floor Area
982 Sq. ft. (91.2 Sq. m.)

Lot 3 – No.3 Ballenerieff Mains Cottage

This cottage is single storey, semi-detached and with electric central heating, it has accommodation as follows:

Entrance hall, sitting room (with open fireplace), kitchen, two bedrooms and family bathroom.

There is an enclosed garden to the rear.



Lot 4 – No.4 Ballencrieff Mains Cottage

This cottage is detached and benefitting from gas central heating, it has single storey accommodation as follows:

Entrance hall, sitting room (with wood burning stove), kitchen, three bedrooms and family bathroom.

There is a large enclosed garden to the rear.





Lot 5 – No.5 Ballencrieff Mains Cottage

This cottage is semi-detached and benefitting from gas central heating, it has double storey accommodation as follows:

Ground floor: entrance hall, sitting room (with gas fireplace), kitchen, family bathroom.

First floor: landing, two bedrooms.

There is an enclosed garden to the rear.

Lot 6 – No.6 Ballencrieff Mains Cottage

This cottage is semi-detached and benefitting from gas central heating, it has double storey accommodation as follows:

Ground floor: entrance hall, sitting room (with gas fireplace), family bathroom.

First floor: landing, two bedrooms.

There is an enclosed garden to the rear.

Residential Schedule

Lot No	Property	Occupancy	Services	Council Tax/ Rating	EPC Rating
2	No. 7 Ballencrieff Mains Farm	Let	Oil-fired central heating, mains water and private drainage	E	F
3	No. 3 Ballencrieff Mains Farm	Let	Electric panel heating, mains water and shared private drainage	F	F
4	No. 4 Ballencrieff Mains Farm	Let	Gas central heating, mains water and shared private drainage	F	D
5	No. 5 Ballencrieff Mains Farm	Let	Gas central heating, mains water and shared private drainage	F	D
6	No. 6 Ballencrieff Mains Farm	Let	Gas central heating, mains water and shared private drainage	F	D

Directions

From Edinburgh, come off the A1 signposted for North Berwick and Longniddry. Continue on the A198 through Longniddry. At the roundabout continue straight on the B1377 signposted for Drem and North Berwick. Continue straight on the B1377 for 2½ miles. At the roundabout turn left under the railway bridge onto the A6137 signposted for Aberlady. Continue for less than ½ mile and the entrance to the cottages (Lots 3 - 6) is on your left and the farmland (Lot 1) and road leading up to the house (Lot 2 is on your right).

What3words

///hobbies.polka.reseller

Agri-environmental Schemes

The Basic Payment Scheme Entitlements are owned by the tenant and may be available to purchase by separate negotiation. There are 78.85 units of region 1 entitlements.

Solicitors

Lindsay's Solicitors, 19A Canning Street, Edinburgh, EH3 8HE. Tel: 0131 229 1212

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian, EH41 3HA. Tel: 01620 827 827

Entry

Entry is available by arrangement with the seller.

Sporting Rights

The sporting rights are in-hand.

Environmental Designations

The farm falls within the Lothians and Borders Nitrate Vulnerable Zone.

Timber and Minerals

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

Leases

All five of the houses are let under Short Assured Tenancies.

The farmland is let on a 20-year Limited Duration Tenancy which terminates on 9th November 2021 when vacant possession and entry can be given.

Household Contents

Fixtures and fittings are included in the sale. All furniture within all of the properties are owned by the tenants.

Rights of Access and Title Conditions

1. The access track leading from the main road will be included in the sale of the farmland (lot 1).
2. If lot 2 (Ballencrieff Mains Farm No.7) is sold separately to the farm (lot 1), the buyer will have a formal right of access over the initial section of track to reach the property.

Health and Safety

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

Viewing

Strictly by appointment with Knight Frank (tel 0131 222 9600).

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied by evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Offers

Offers should be submitted in Scottish legal form to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

Overseas Purchaser(s)

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

Closing date

A closing date for offers may be fixed and prospective 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 subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), servitude and 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.

2. Deposit

On conclusion of missives a deposit of 10 per cent 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 purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

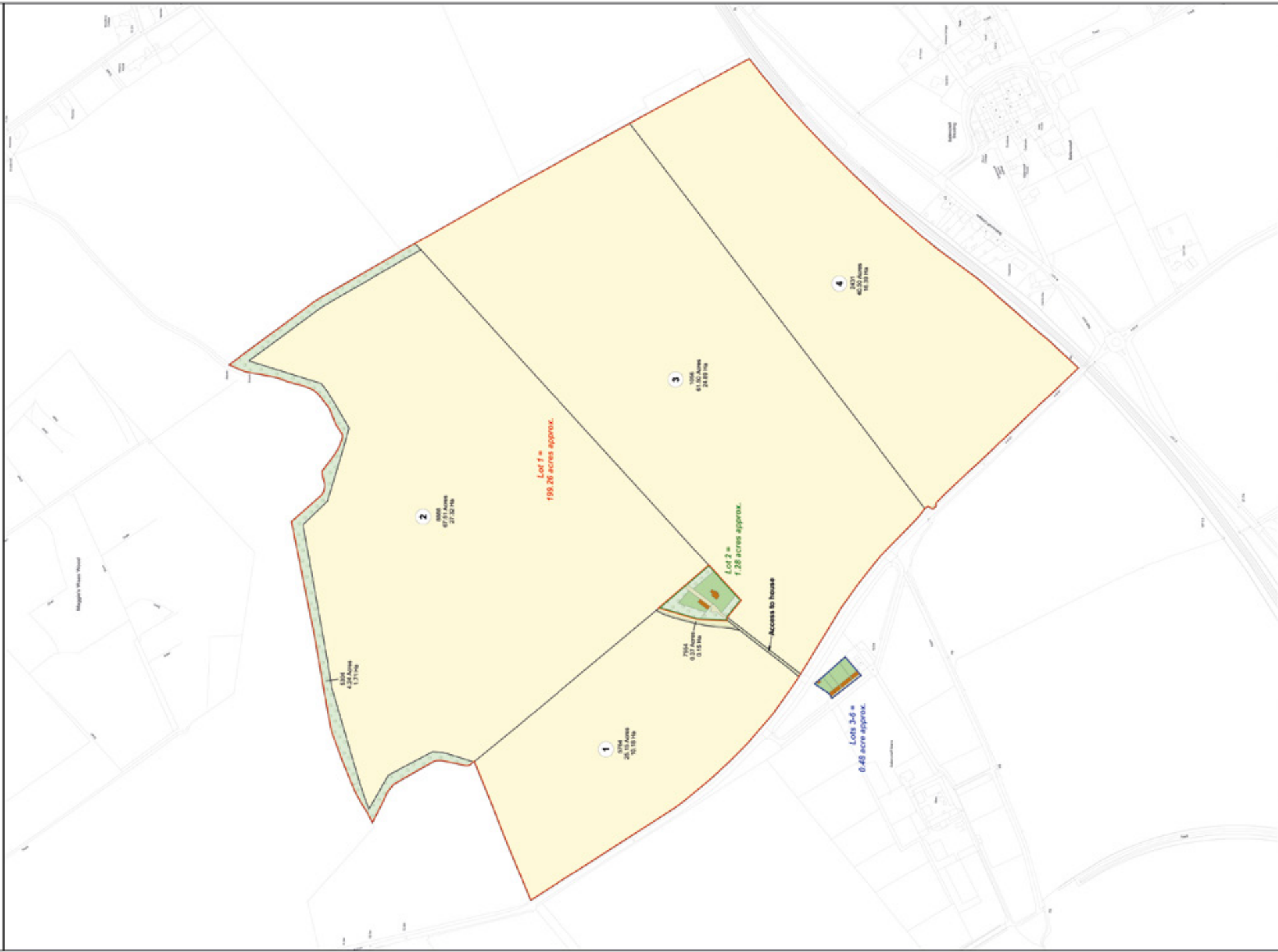


Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2021. Photographs dated July 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.

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- Land Use:**
- Pasture
 - Grass Cover
 - Woodland
 - Water
 - Fertilizer Area
 - Wetland
 - Other
 - Holes / Builders
 - Building (Residential)
 - Building (Structure Agricultural)
 - Boundary
 - Fences
- Not all roads & building foot are captured - assumed pasture & woodland



Issue Date: 02-08-21
 City: CTW
 Scale: 1:5000 @ A3
 File: **Ballencrieff Mains Farm**

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