

The
BOWLAND ESTATE

SCOTTISH BORDERS



‘One of the finest estates in the Scottish Borders with a large residential portfolio and over 8,000 acres of in-hand land and moorland with significant agricultural, environmental, and natural capital opportunities.’



THE BOWLAND ESTATE

GALASHIELS, SCOTTISH BORDERS

Stow and Galashiels 4 miles | Melrose 9 Miles | Edinburgh City Centre 32 miles | Edinburgh Airport 36 miles
(All distances are approximate)

Impressive castellated Tudor Gothic mansion with excellent principal rooms and well-appointed accommodation with traditional outbuildings, set with far-reaching views across an attractive mosaic of green sloping parkland and mature trees.

Extensive moorland with farmhouse and shoot lodge suitable for sporting and environmental opportunities.

Major in-hand agricultural enterprise across six well-equipped farmsteads with arable and pastureland.

Residential portfolio of let farmhouses and cottages with over 20 properties.

Attractive mixed woodlands and opportunity to re-establish a significant pheasant shoot.

In all About 8,070 acres (3,265 ha) | For sale as a whole or up to 8 lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

The Bowland Estate sits centrally in the Scottish Borders and is readily accessible, with the capital city of Edinburgh and its International Airport less than one hour's drive to the north.

The Scottish Borders, famed by Sir Walter Scott in his writings and poetry, offers a remarkable combination of historic architecture, shopping and restaurants/hotels, schools and sporting facilities, and glorious countryside.

The textile industry in the Scottish Borders goes back centuries and remains a major contributor to the local economy, supplying wool and cashmere to the world's most iconic fashion houses including Dior and Chanel.

The River Tweed, Scotland's fourth longest river, not only provides power for the regions textile mills, but is internationally renowned for its excellent salmon fishing.

The Borders offers a variety sporting options and is not only recognised for its high-quality game shooting and fishing, but is home to no less than 21 golf courses. Melrose Rugby Club is the world-famous birthplace of seven-a-side rugby and hosts the international Melrose Sevens tournament each spring, whilst the club also wins the full XV Scottish Premiership regularly. A full calendar of National Hunt Racing at Kelso (20 miles) adds to the sporting variety.

Galashiels offers a full complement of services and amenities, with the Borders General Hospital just outside. Nearby, Melrose boasts a variety of independent shops and restaurants, and a small theatre, as well as hosting the highly successful Borders Book Festival every year.

Primary schooling is available in the nearby villages of Clovenfords and Stow, with local secondary schooling at Galashiels Academy and Earlston high school. The Borders College and Heriot Watt University also have campuses in Galashiels.

St Marys Prep School is an outstanding co-educational preparatory school in Melrose and there is a wide range of excellent independent schooling in Edinburgh, with options of both boarding schools and day schools within commutable distance

Bowland sits in an easily accessible area; the A7 runs through the estate and provides links to Edinburgh and the north of England. The area is also served by the recently opened Borders Railway, running from both Stow and Galashiels to Edinburgh (45 Minutes), with easy connections to the main East Coast rail service to London Kings Cross (4.5 hours).



HISTORY

Bowland House is recognised for its architectural merit together with its parkland setting and extensive tree canopy in striking contrast to the surrounding Moorfoot Hills. Bowland was originally built by the Archbishop of St. Andrews as a hunting lodge and is probably shown as 'Bullen House' on Roy's Military Map of 1747-55. Parts of this earlier house were then incorporated the Castellated-Tudor-Gothic

additions by eminent the 19th Century architect James Gillespie Graham. The beautifully designed landscape within the policies now forms part of a much larger agricultural estate. The main Estate title includes the Barony of Bowland which can be included in the sale by means of an assignment subject to the purchaser completing its due diligence thereon.

LOT 1 ~ BOWLAND HOUSE AND POLICIES

325.43 acres (131.7 hectares)

Bowland House is a castellated Tudor-Gothic mansion, set with far-reaching views across an attractive mosaic of green sloping parkland and mature trees.

Bowland House is a striking Category B listed house of significant architectural merit with its impressive Porte-cochere.

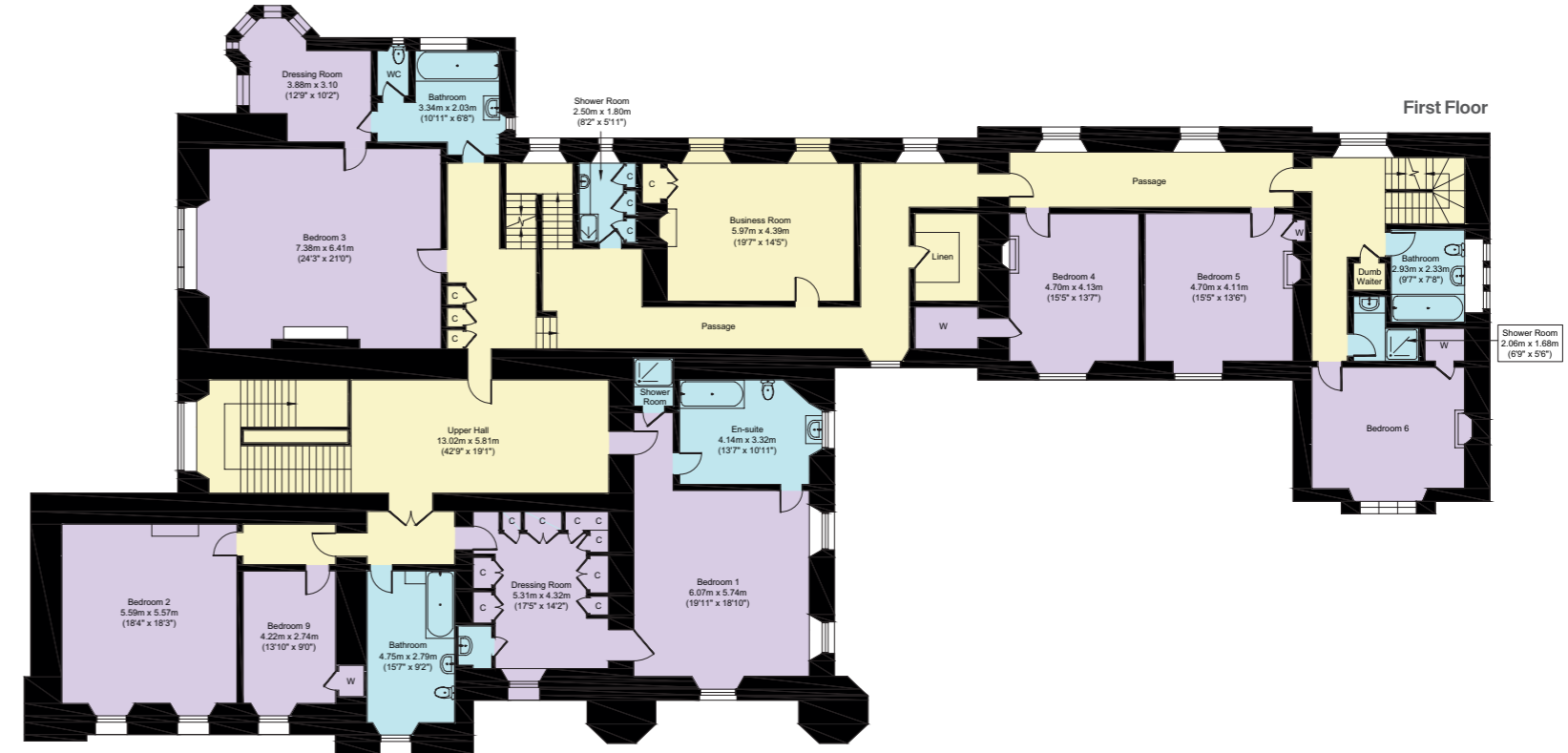
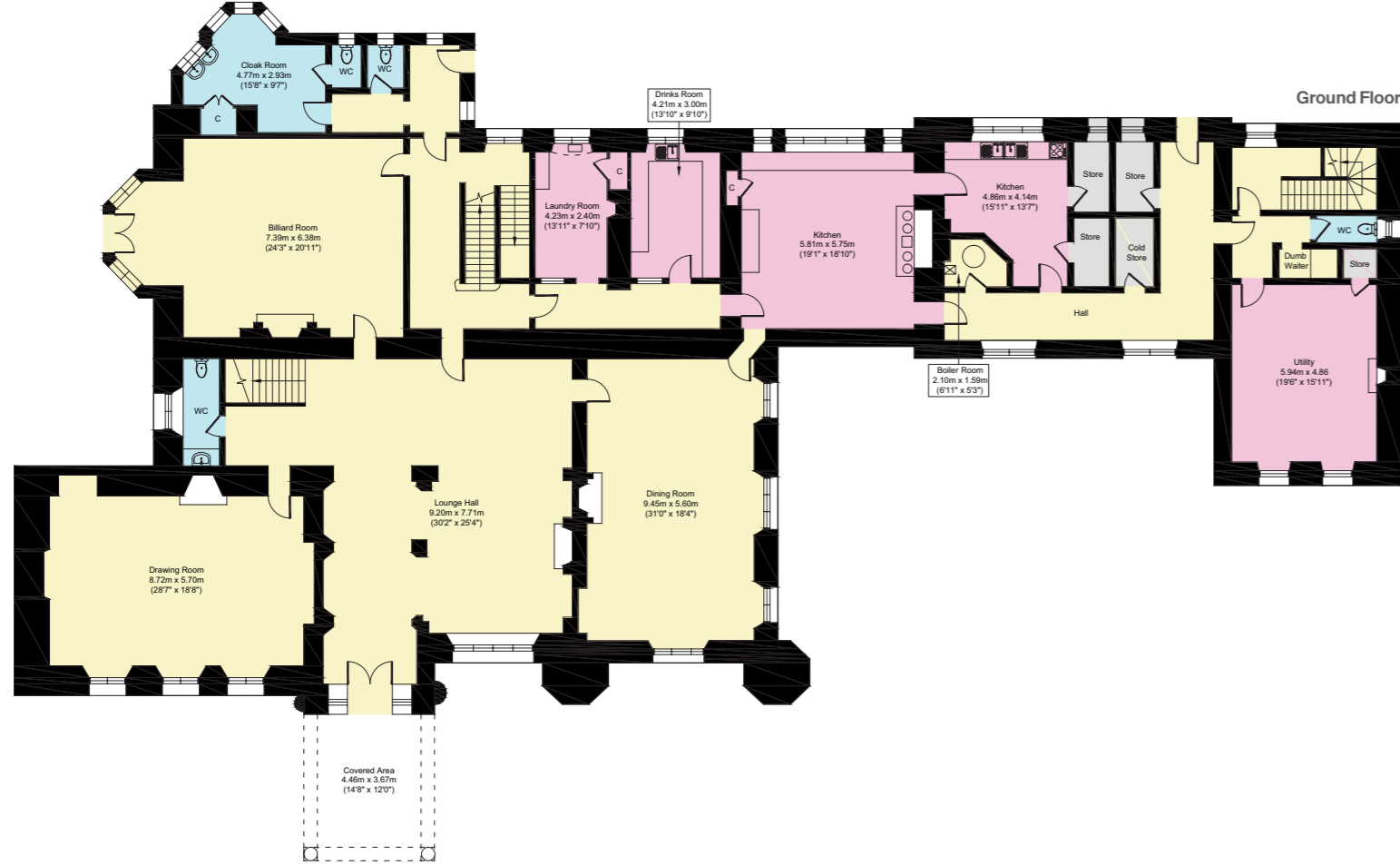
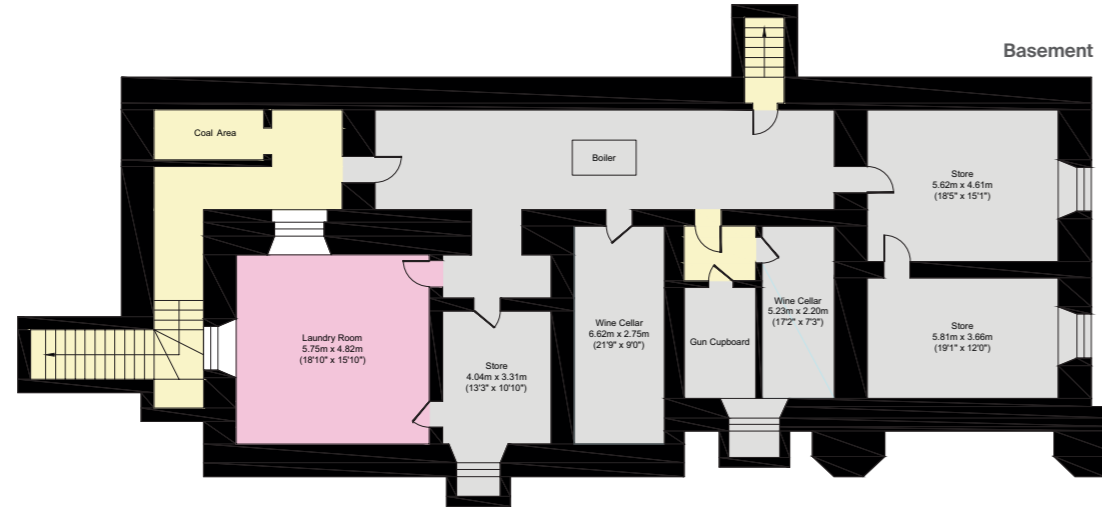
The principal accommodation is set over three floors with the formal reception rooms providing excellent entertaining space as well as comfortable day to day living. There are three bedroom suites on the first floor, and a further thirteen bedrooms, four bathrooms and three shower rooms across the first and second floors. There is also a large cellar with gun room, wine cellars and stores.





FLOOR PLANS

Approximate Gross Internal Floor Area:
Bowland House - 1687.49 sq m (18,164 sq ft)
For identification only, not to scale.



Sloping gently away from the front of the house are immaculately maintained gardens and grounds with a south facing terrace for outdoor entertaining. To the west of the house is a traditional walled garden which extends to approximately half an acre and has been meticulously restored and maintained,

with a wide variety of flowers for the house, fruit trees and vegetable beds. In addition to providing fresh produce for Bowland House, the Head Gardener also grows more unusual vegetables, supplying restaurants in Edinburgh and Melrose. There is a range of attractive traditional outbuildings predominantly used for

garaging (heated) and garden machinery stores. Other outbuildings include a game larder and beaters' lunchroom. To the north of the walled garden are a series of 5 cottages, with all but one having been unoccupied for a number of years. There is also a 3-bedroom detached gate lodge at the bottom of the main drive.

The parkland and pasture around the house extend to approximately 165 acres; an additional 132 acres of coniferous woodland is subject to active woodland management with a programme of felling and restocking.



LOT 2 ~ WINDYDOORS FARM

680.90 acres (275.56 hectares)

Windydoors Farm provides the link between Bowland House and moorland and is a large pasture farm providing grazing for the sheep and beef enterprise.

There are 3 residential properties; a 3-bedroom chalet bungalow and a pair of semi-detached 2-bedroom cottages. Opposite the cottages is a small range of livestock buildings.

Windydoors is predominantly a lowland grass farm with 608 acres of pastureland and rough pasture, 29 acres of arable ground and 38 acres of woodland.

The northern part of Windydoors Farm has been identified as an area with potential for wind farm development.



Land at Windydoors Farm



Land at Windydoors Farm

LOT 3 ~ CADDONHEAD MOORLAND

4408.20 acres (1783.97 hectares)

The moorland extends to 4,235 acres and has provided for excellent grouse shooting, with 16 lines of grouse butts across the moor providing driving options in varying wind conditions.

The moor is easily accessed by a central hardcore track which runs up the Caddon Water valley, with a number of offshoots providing for access to most of the drives and for moorland management.

The Caddonhead game keeper's cottage is a detached two-bedroom bungalow conveniently situated towards the middle of the moor and enjoys exceptional views over the spectacular landscape.

At the eastern edge of the moor, the Millennium Hut offers a comfortable purpose-built stone shoot bothy; easily accessible and with stunning views up the valley, it provides for great entertaining on

the moor. It comprises a kitchenette, WC and a large lunchroom with a stone fireplace and doors leading onto a covered terrace. There is a second, more modest, traditional lunch bothy located at the head of the Caddon Water at Scroof.

In addition to the moorland, there are approximately 89 acres of pastureland in the lower areas of the moor and 48 acres of woodland.



Stone Bothy



Caddonhead Moorland



Caddonhead Game Keeper's Cottage



LOT 4 ~ BOWSHANK FARM

195.82 acres (79.25 hectares)

Bowshank Farm is set in a prime position overlooking the Gala Water. The 4-bedroom detached farmhouse has a large garden and a number of traditional stone outbuildings which may be suitable for alternative uses subject to planning consent.

Set well away to the west of the house are two large livestock buildings, an open fronted barn, an old grain store and silage pit.

The farm is a mixed holding with approximately 92 acres of good sloping arable land, 75 acres of pasture and 15 acres woodland.



Stone Outbuildings



Bowshank Farmhouse & Farm

LOT 5 ~ CROSSLEE FARM

509.26 acres (206.10 hectares)

Crosslee is the primary farmstead on the estate and serves as and the main base for farming operations.

There are four residential properties with a pair of large semi-detached 3-bedroom cottages, a 3-bedroom detached cottage and a 4-bedroom bungalow.

The farmstead is equipped with an extensive range of agricultural buildings and livestock barns including a recently constructed open-sided barn with a padded slated floor and a 1,000-tonne modern grain store. There are also numerous traditional stone buildings with potential for re-development, subject to planning consent.

The land at Crosslee Farm is predominantly used for livestock and forage with 374 acres of pastureland, including a large area of Caitha Hill which is grazed as part of the sheep enterprise. There are an additional 33 acres of arable land and 82 acres of woodland.



Farm Buildings



Land at Crosslee Farm

LOT 6 ~ WHITELEE FARM

307.23 acres (124.33 hectares)

On the southeastern side of the Estate lies Whitelee Farm, with a large detached 4-bedroom farmhouse in an elevated position above a lovely courtyard of traditional buildings which would be suitable for conversion subject to planning consent.

There is a large livestock building and a series of small barns and stores.

Some of the best arable land on the estate is at Whitelee Farm with 82 acres of gently sloping arable land. There are a further 190 acres of pastureland which leads up to Caitha Hill and 22 acres of woodland.



LOT 7 ~ FERNIEHIRST FARM

775.25 acres (313.71 hectares)

Ferniehirst Farm is the second largest farm on the estate with a lovely stone 6-bedroom farmhouse which is well screened from the farmstead. There is a pretty 2-bedroom cottage and a large courtyard of traditional buildings suitable for conversion to alternative uses subject to planning.

There is a good range of modern agricultural buildings with a recently constructed open sided barn with a padded slated floor.

The land at Ferniehirst comprises 146 acres of gently sloping arable land and 81.94 acres of woodland which has been subject to a significant programme of felling and restocking. The remaining 533 acres of pastureland includes lowland grazing and forage land, reaching up to some rough grazing on the edge of the moorland.

Part of the farm has been identified as an area with potential for wind farm development.





LOT 7 - Land at Ferniehirst Farm

LOT 8 ~ LUGATE FARM

898.97 acres (363.83 hectares)

Lugate Farm is the largest individual farm on the estate and is just over a mile from the village of Stow, with a mainline train service to Edinburgh.

It offers four residential properties with an attractive detached 5-bedroom farmhouse, a 4-bedroom bungalow, a 3-bedroom timber clad cottage and a 2-bedroom lodge which is located away from the farmstead.

There is a large range of agricultural buildings with several livestock buildings and storage barns and a covered silage clamp.

The farm is a large pasture farm used for both livestock grazing and forage production, with 763 acres of pastureland leading up to a further 72 acres of upland rough grazing and 45 acres of woodland.

Part of the farm has been identified as an area with potential for wind farm development.



Lugate Farm

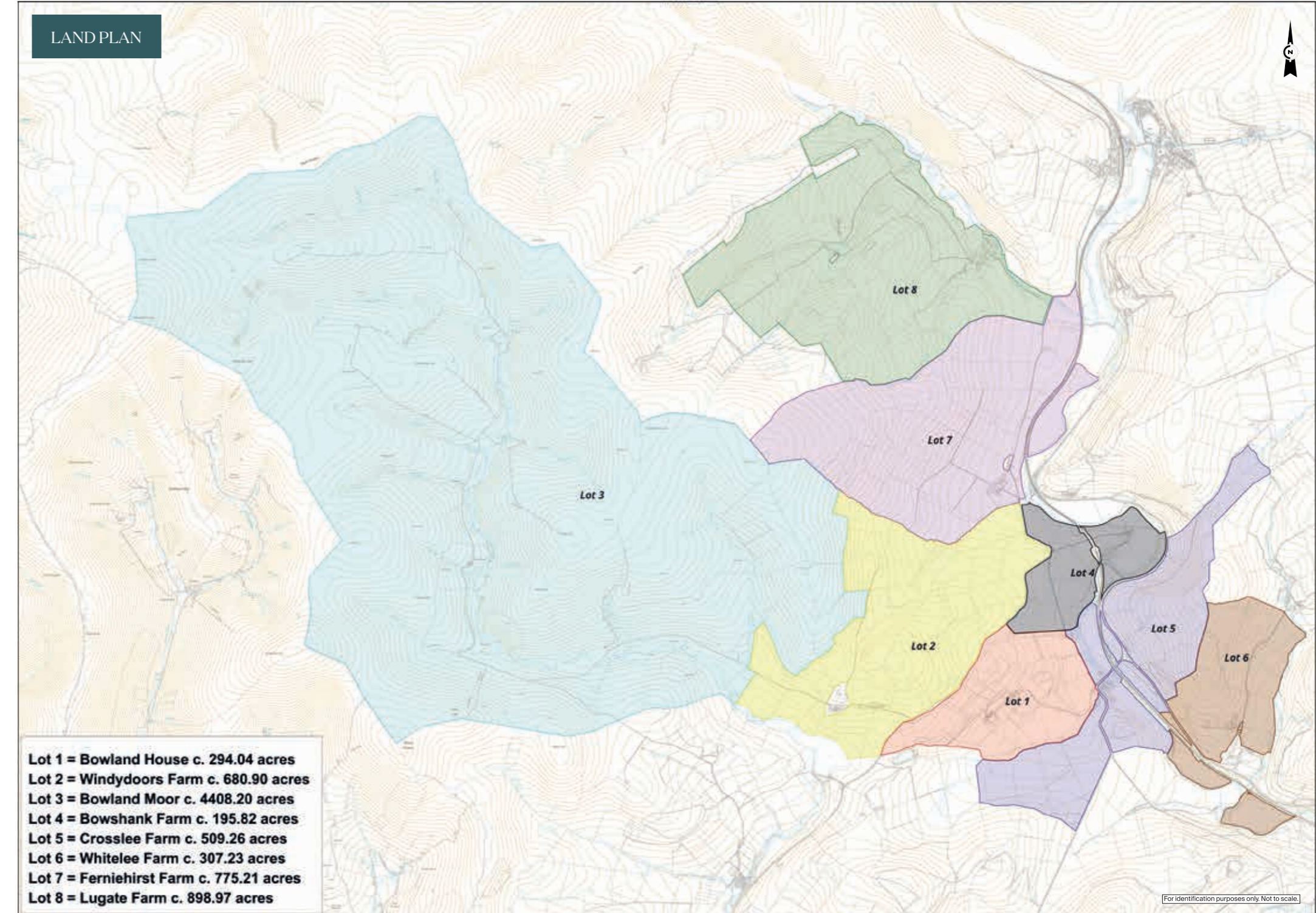
FARMING

Bowland Estate operates an in-hand livestock enterprise across the whole estate combining all six units. The land is well suited to this farming system with the low ground (largely classified as Class 4 with some areas of Class 5 according to the James Hutton Institute) used for arable cultivations, forage production and cattle grazing, and the upland pasture and hill ground ideally suited to grazing

sheep. The farming enterprise is therefore broadly self-sufficient in terms of silage, forage and bedding production.

There is a five-year agri-environment climate scheme (AECS) plan in place and the farmland lies wholly within a Less Favoured Area, qualifying for LFASS payments.

Land Use	Area (acres)	Area (hectares)
Pasture	2493.17	1008.97
Rough Grassland	346.30	140.15
Arable	408.04	165.13
Woodland	461.02	186.57
Moorland	4235.49	1714.08
Other	125.12	50.64
Total	8069.14	3265.54



SPORTING AND FORESTRY

Bowland has a long-standing reputation as an excellent sporting estate, principally recognised for the well managed grouse moor and the former low-ground pheasant shoot which could be easily established with circa 10 days of driven sport with bags

ranging from 150 to 250 birds. The natural contours of the landscape, combined with the woodland cover, moorland edge, and scale of the estate, provide an excellent habitat for roe deer,

offering some challenging stalking, particularly for roe bucks in the summer months.

The woodland at Bowland is predominantly characterised by commercial species such

as Sitka, Norway Spruce, Scots Pine and Larch; these are actively managed for their commercial timber value as part of the long-term forest plan, with a programme of felling and restocking.



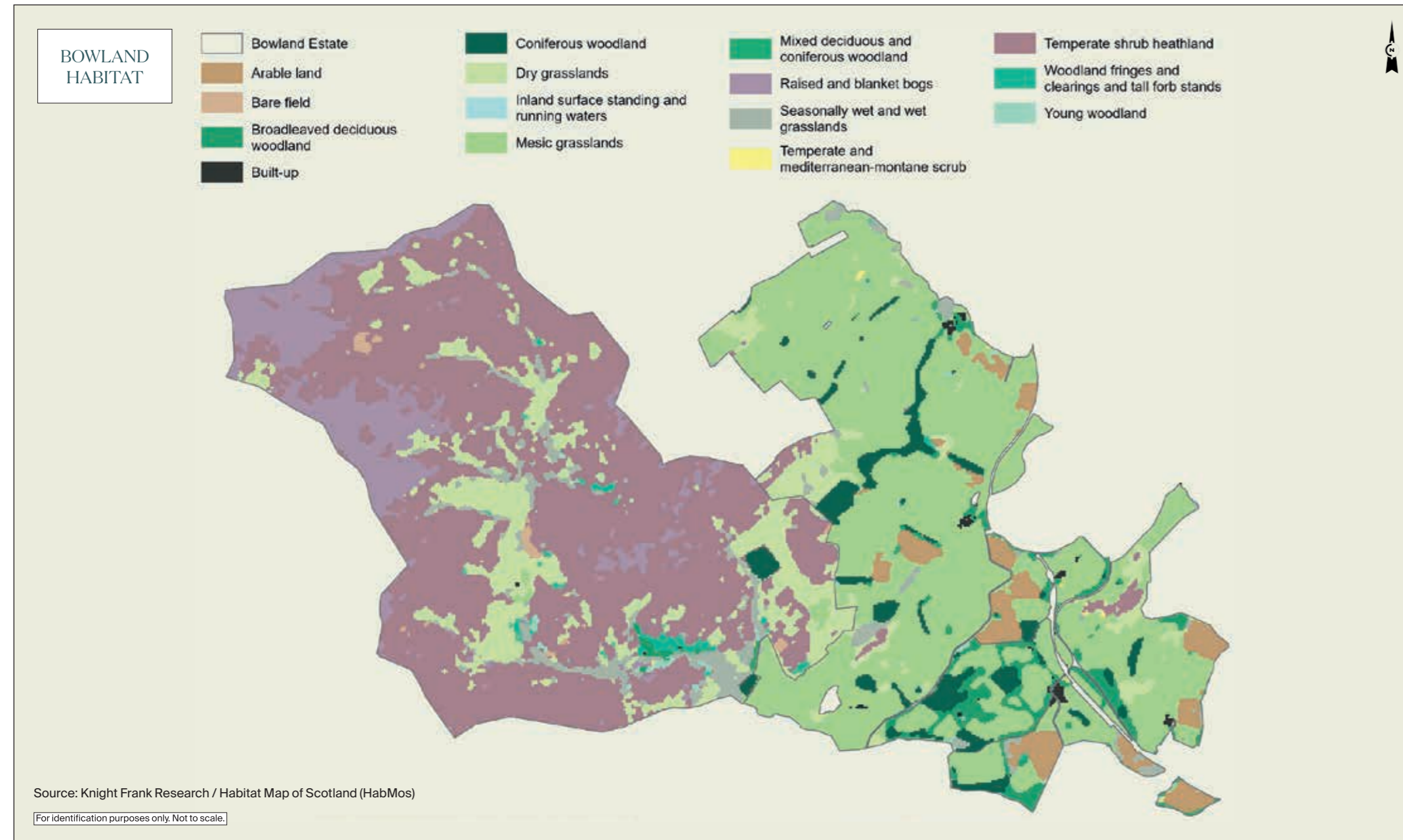
NATURAL CAPITAL OPPORTUNITIES

The dominate land covers found on the estate are temperate shrub heathland and mesic grasslands. There are several habitat types that could provide opportunities

for involvement in nature markets or the Scottish agri-environmental schemes. The main features that lend the estate to natural capital and agri-environmental schemes

are the peatland bogs, cultivated land and grassland areas with further opportunities to expand these woodland areas.

The estate has an opportunity to consider the following nature markets: Peatland Code, Woodland Carbon Code and via private carbon trading platforms.



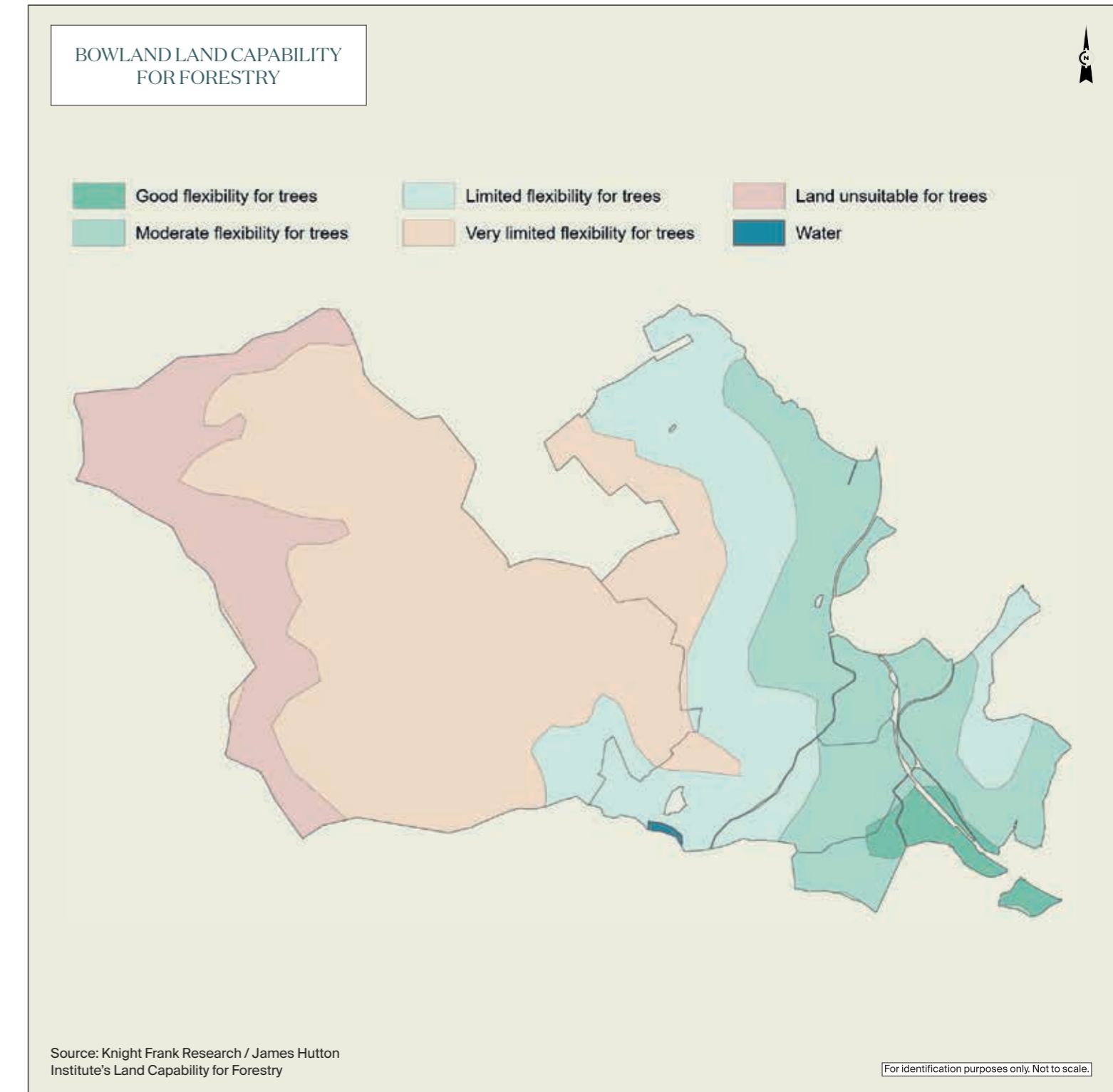
POTENTIAL FOR WOODLAND CREATION

According to the James Hutton Institute's Land Capability for Forestry map over 20% of the estate has been identified as having excellent or moderate flexibility for growth and management of new tree crops.

The eastern part of the estate has several areas within the stream and river valleys that are considered 'target areas' that would be eligible for higher woodland creation payment rates under the Forestry Grant Scheme including the 'Native Woodland Habitat ' and 'Woodlands for Riparian Benefits'

These woodland creation payment rates can be up to £3,240/ha for broadleaved woodland in target areas with a further annual maintenance payment of £594/ha/yr for 5 years.

In addition the Woodland Carbon Code (WCC) has potential to generate income from carbon units from newly created woodland. Woodland creation projects can produce anywhere from 100 units/ha to over 500 units/ha over 100 years, which can generate £1,000/ha to £15,000+/ha through the sale of carbon units via the WCC over the same time period.



POTENTIAL FOR PEATLAND RESTORATION

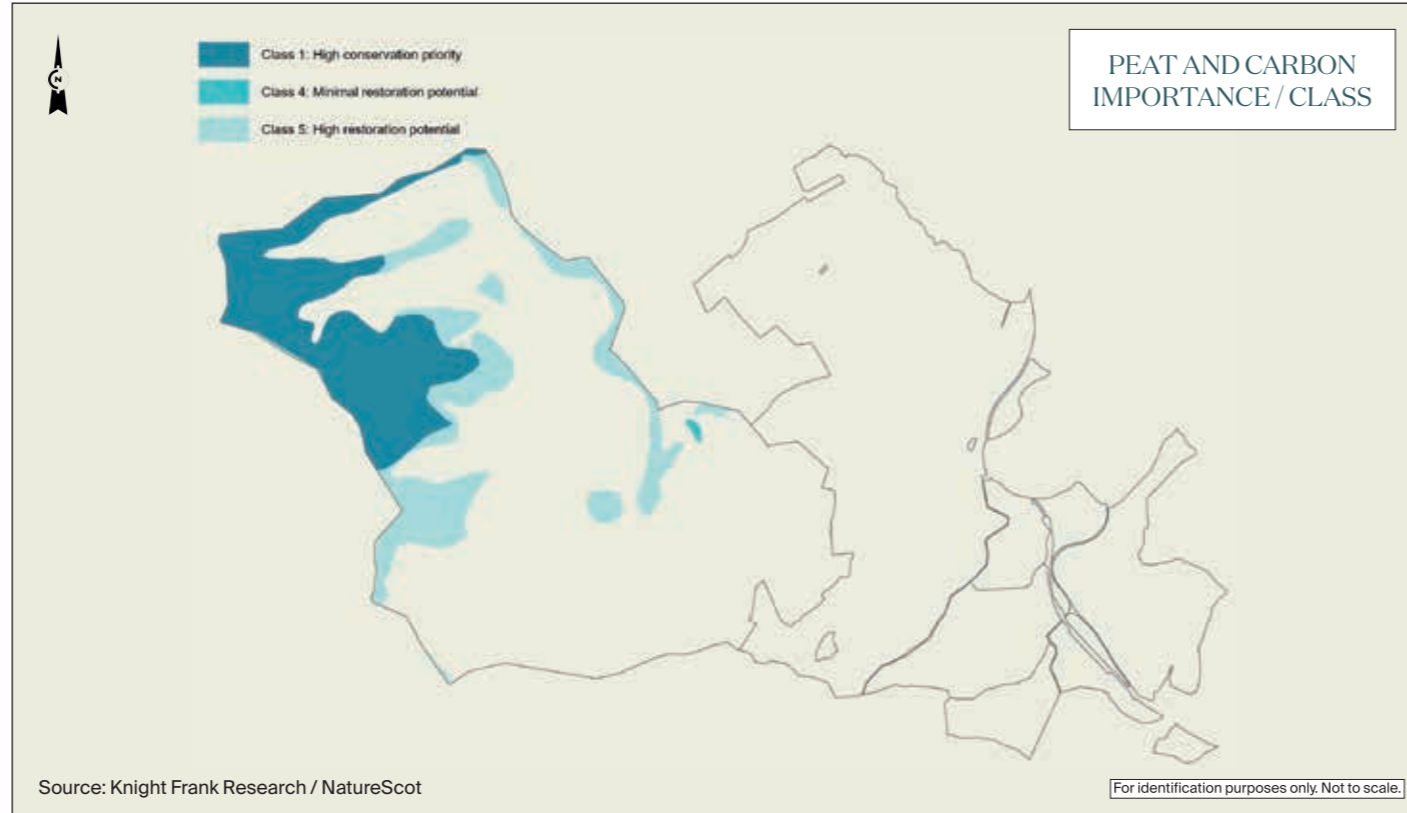
Within the heathland on Lot 3 there is around 836 acres (337 hectares) of raised and blanket bog. The Carbon and Peatland map from NatureScot below shows that 682 acres (276 hectares) has been identified a class 1 areas which are nationally important carbon-rich soils, deep peat, and priority peatland habitat.

Some or all of this area may potentially be suitable for a restoration project and entering into the Peatland Code. Estimates show potential for a reduction of CO2 emissions of over 100,000 tonnes over a 35 year scheme.

WIND FARM POTENTIAL

According to the Scottish Border Council's wind energy supplementary guidance part of the estate is within 'an area with potential for wind farm development'. An assessment of the site shows potential site capacity for 9 – 10 turbines of 180m tip height, across areas of Lot 2, 7 and 8.

The sale is subject to an overage clause for a period of 20 years on any wind farm development.



RESIDENTIAL PROPERTIES

All of the residential properties are served by mains electricity and private drainage to septic tanks. There is mains water to

Bowland House and Crosslee Farmhouse. The remainder of water supplies are private.

Lot	Property	Type (No of Bedrooms)	Tenure	Council Tax Band	EPC
1	Bowland House	Detached - 3 principal + 13 secondary	VP	H	F
1	Gate Lodge	Detached - 3 bedroom	PRT	D	F
1	Garden Cottage 1	Terraced	VP	D	G
1	Garden Cottage 2	Terraced	VP	D	
1	Garden Cottage 3	Terraced	VP	A	F
1	Garden Cottage 4	Terraced	VP	D	
1	Garden Cottage 5	Terraced	VP	D	G
2	1 Windydoors Cottage	Semi-detached - 2 bedroom	PRT	C	E
2	2 Windydoors Cottage	Semi-detached - 2 bedroom	PRT	C	E
2	Windydoors Cottage	Detached - 3 bedroom	SERVICE	E	E
3	Caddonhead	Detached - 2 bedroom	SERVICE	B	F
4	Bowshank Farmhouse	Detached - 4 bedroom	PRT	E	F
5	Crosslee Cottage 1	Semi-detached - 3 bedroom	PRT	D	F
5	Crosslee Cottage 2	Semi-detached - 3 bedroom	VP	D	F
5	Crosslee Farmhouse	3 bedroom	PRT	F	D
5	Crosslee Bungalow	4 bedroom	SERVICE	F	D
6	Whitelee Farmhouse	Detached - 5 bedroom	SERVICE	E	E
7	Ferniehurst Farmhouse	Detached - 6 bedroom	PRT	E	F
7	Ferniehurst Cottage	Detached - 2 bedroom	SERVICE	C	F
8	Lugate Farmhouse	Detached - 5 bedroom	PRT	G	F
8	Lugate Bungalow	Detached - 4 bedroom	PRT	D	F
8	Lugate Cottage	Detached - 3 bedroom	SERVICE	E	E
8	Lugate Lodge	Detached - 2 bedroom	PRT	C	E

*PRT - Private Residential Tenancy | VP - Vacant Possession

GENERAL REMARKS AND STIPULATIONS

DISCLAIMER

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

METHOD OF SALE

The property is offered for freehold sale as a whole or in lots by private treaty.

ENVIRONMENTAL STEWARDSHIP AND BASIC PAYMENT SCHEME

On completion of the sale, any relevant scheme will be transferred to the buyer as necessary. Payments will be apportioned between the sellers and the purchaser(s) on a calendar month basis.

RESIDENTIAL PROPERTIES

The majority of the residential properties are let on short assured tenancies (SATs) or Private Residential Tenancies (PRTs) generating a valuable return, with the remainder occupied by employees. There has been an ongoing programme of rolling investment into the housing stock to ensure all properties are well maintained and remain fully let.

FIXTURES AND FITTINGS

All fitted carpets, curtains and light fittings in Bowland House are included in the sale. The majority of items of furniture may be made available in addition by separate negotiation. Certain items of garden and estate equipment together with certain items of farm machinery, equipment and vehicles may also be made available in addition by separate negotiation.

EPC RATINGS

The EPCs are available on Request from the Vendor's agent.

ARCHITECTURAL, ARCHAEOLOGICAL AND ENVIRONMENTAL DESIGNATIONS

There are a number of listed buildings, primarily located close to Bowland House (Category B) including the Walled Garden, Garden Cottages, Garage Block and Gate Lodge; Dryburn House, Mill Buildings and Dam Bridge (all Category C), the Lugate Water Bridge (Category B), the Bowland Bridge (Category C) and a former railway tunnel near Caddonhead (Category B). The woods and parkland policies surrounding Bowland House are a designated landscape.

The Moorfoot Hills Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) encompasses the majority of the Bowland Moor designated as such for the biological interest of its upland mosaic and for its outstanding breeding bird assemblage which includes at least 40 species including golden plover, lapwing, curlew, dunlin, oystercatcher, common sandpiper, redshank and black grouse.

PLANNING

The estate is offered together with and subject to any planning permissions and conditions/agreements, pending planning applications, tree preservation orders, and scheduled ancient monuments. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the property.

The estate falls within the jurisdiction of the Scottish Borders Council and prospective purchasers are asked to make their own investigations with the planning office.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. The Scottish Right to Roam policy gives everyone right of access over land and inland water, however the estate's surrounding area is sparsely populated and visitors are rare.

SERVICES

All of the residential properties are served by mains electricity, oil-fired central heating and private drainage to septic tanks. There is mains water to Bowland House and Crosslee Farmhouse. The remainder of water supplies are private.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

WHAT3WORDS

///sigh.cork.motorist

LOCAL AUTHORITY

Scottish Borders Council
Newtown St. Boswells, Melrose, TD6 0SA
Tel: 0300 100 1800
www.scotborders.gov.uk

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, part of it, or any rights attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.

OFFERS

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

SOLICITORS

Brodies LLP
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Tel: 0131 656 3745

DATA ROOM

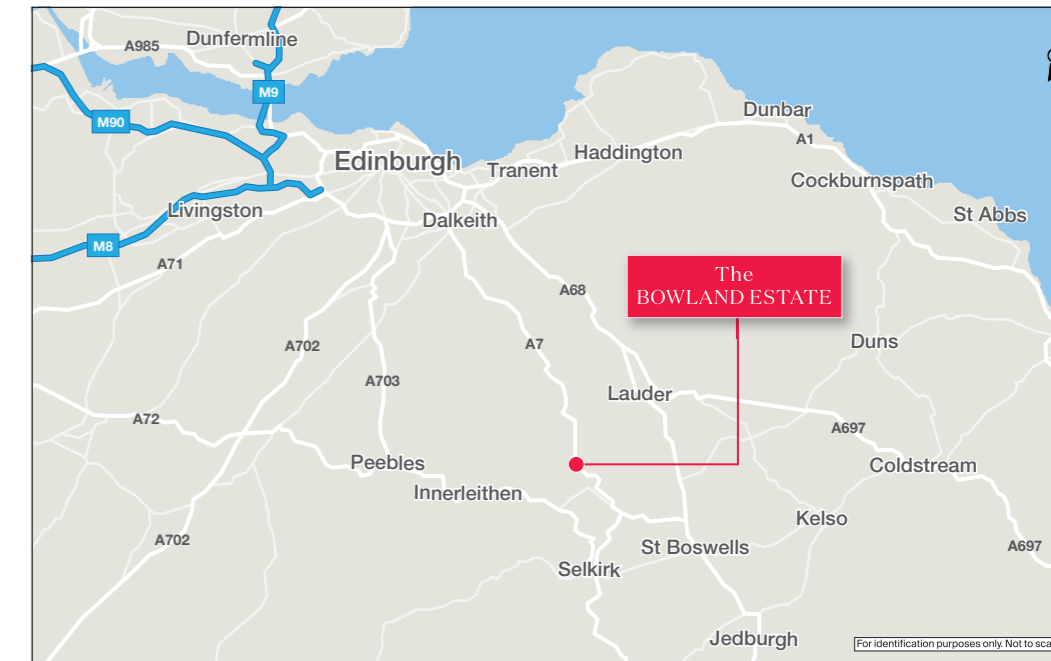
Further information and electronic copies of the title deeds and title plans are held in a Data Room to which interested parties can be granted access via the selling agents.



IMPORTANT NOTICE

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