

FOR SALE



NETHERWELLS FARM

JEDBURGH, ROXBURGHSHIRE

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



NETHERWELLS FARM

JEDBURGH, ROXBURGHSHIRE, TD8 6QU

Jedburgh - 3 miles, Kelso - 11.5 miles, Edinburgh 52 miles,
Newcastle 62 miles, (all distances approximate).

A rare opportunity to secure a quality Scottish Borders farm, combining productive farmland, a traditional farmhouse and versatile agricultural buildings in an attractive rural setting just three miles from Jedburgh.

NETHERWELLS FARMHOUSE

Three reception rooms, three bedrooms and far-reaching panoramic views across the Scottish Borders countryside.

FARM STEADING

Useful farm steading located adjacent to the farmhouse and comprising a range of agricultural buildings, including cattle court, grain store and two Monarch stables.

LAND

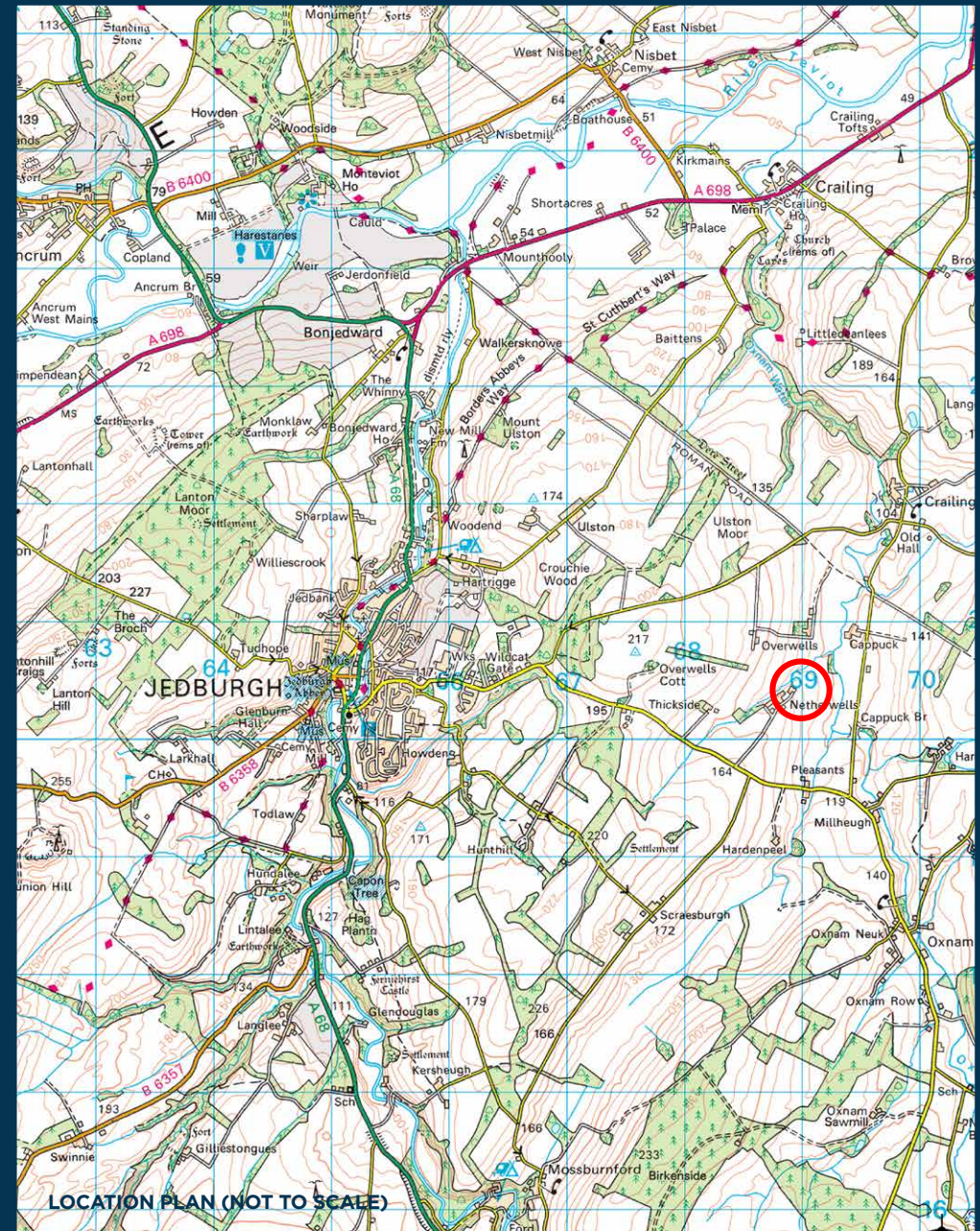
A cohesive block of mainly Grade 3.2 land capable of producing good yields of a variety of cereals and potatoes. Including 61.63 hectares (152.29 acres) arable/temporary grass, 6.94 hectares (17.15 acres) rough grazing, 1.17 hectares (2.89 acres) woodland.

APPROXIMATELY 70.96 HECTARES (175.34 ACRES) IN TOTAL

FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION
AS A WHOLE

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LAND AGENTS &
CHARTERED SURVEYORS



LOCATION PLAN (NOT TO SCALE)

SITUATION

Situated in the heart of the Scottish Borders, Netherwells Farm enjoys a peaceful rural setting while remaining within easy reach of Jedburgh, Kelso and the wider Borders region. The farm enjoys far-reaching views over the surrounding countryside and offers peace and privacy around the farmhouse. It is situated approximately 3 miles south-east of Jedburgh, a former royal burgh on the Jed Water, a tributary of the River Teviot, and around 10 miles from the English border. Jedburgh is rich in history and architectural interest, with landmarks including the ruins of Jedburgh Abbey, Queen Mary’s House and Jedburgh Castle Jail. The town has a population of around 4,000 and provides a good range of independent shops, cafés and essential services, including a post office, pharmacy and doctors’ surgery. Local schooling is available at Jedburgh Intergenerational Community Campus, which opened in early 2020 and offers education from nursery to secondary level whilst private schooling is available in the nearby town of Melrose (16 miles). Leisure amenities include Jed-Forest Rugby Club, Jedburgh Golf Course, a local swimming pool and bowling club.

The town maintains a number of long-standing traditions, including the annual Common Riding, locally known as the Jethart Callant’s Festival, and the Hand Ba’ game, which was attended by HRH King Charles earlier this year. The Jedburgh Point-to-Point is also a notable event in the local calendar.

The property is just 3 miles from the A68, providing swift access to Edinburgh (52 miles) and Newcastle Upon Tyne (62 miles) with both cities benefiting from an International airport. There is rail travel via the Edinburgh-Borders railway from Tweedbank (18 miles). The excellent road network also provides easy access to the border towns of Kelso, Hawick and Galashiels (all within 20 miles) and livestock markets located in St Boswells (12 miles) and Wooler (31 miles).

More widely, the Scottish Borders is renowned for its strong agricultural heritage, outstanding scenery and high-quality farmland. The area offers excellent sporting opportunities and an exceptional quality of life in an unspoilt, low-density rural setting.



GENERAL DESCRIPTION

Netherwells is a compact farm that has been owned by the Sellers since 2015. During this period, the arable land has been farmed as part of a much larger local unit within the same family. The land forms one cohesive block and is in good heart, with ongoing investment in fencing, road maintenance and lime/manure applications. The sale of Netherwells Farm offers a rare opportunity to acquire a quality, predominantly arable unit with a pretty farmhouse and useful range of farm buildings. Extending to approximately 70.96 hectares (175.34 acres) in total, the farm offers considerable amenity. Its fields are conveniently arranged around the principal access road, providing excellent access and scope for a variety of uses, including agriculture, pedigree livestock or equestrian purposes. The arable land is divided into five sizeable fields, well suited to modern agricultural machinery. The Dene lies to the north of the farm and, although currently quite overgrown, has previously been used for grazing. There is potential to return a significant area to grass, should an incoming purchaser wish.

Netherwells Farm is offered for sale as a whole, broken down as follows:

DESCRIPTION	TOTAL AREA (HECTARES)	TOTAL AREA (ACRES)
Arable/Temporary Grass	61.63	152.29
Rough Grazing/Scrub	6.94	17.15
Woodland	1.17	2.89
Buildings/tracks/other	1.22	3.01
TOTAL	70.96	175.34



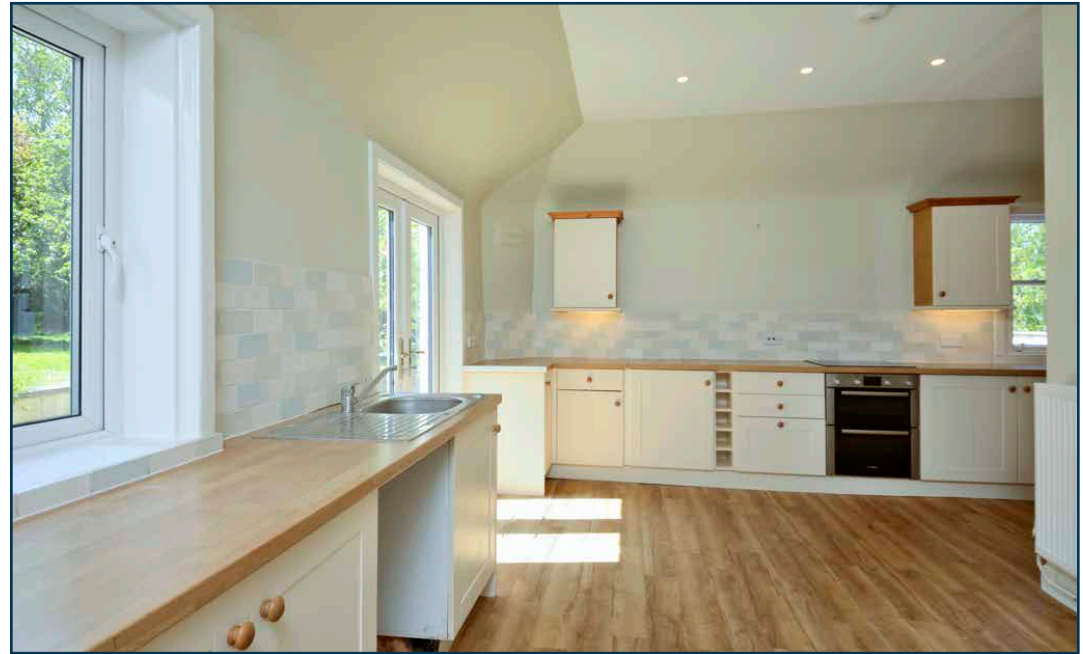
NETHERWELLS FARMHOUSE & GARDENS

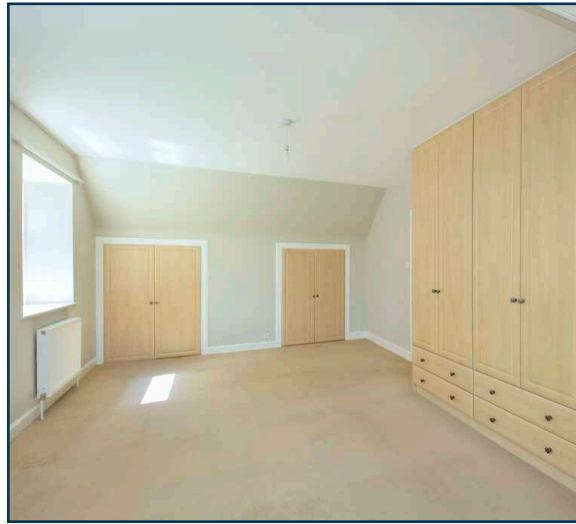
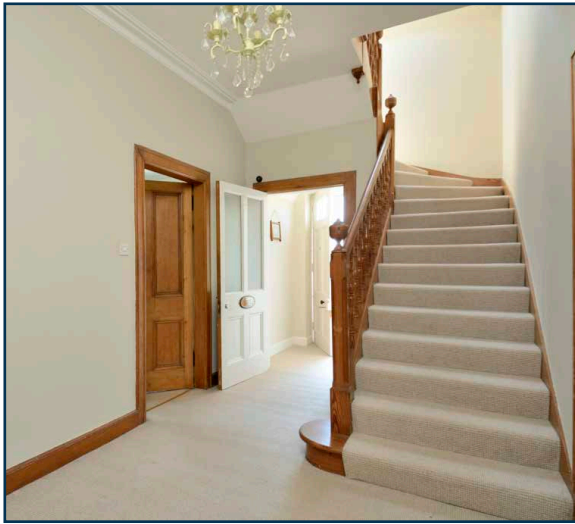
Netherwells Farmhouse is a pretty, detached, 1.5 storey, 19th-century property in a private position at the end of the farm driveway, conveniently located opposite the farm buildings. Of traditional stone construction, the house is externally rendered and painted white beneath a pitched slate roof. It offers generous proportions and a practical layout, with the principal reception rooms to the front and the kitchen and utility areas to the rear. French doors from the kitchen and later-added sunroom create an attractive connection between the house and garden. The gardens are mainly laid to lawn, with established hedges, mature trees and colourful shrub borders, together with front and rear driveways. The property has been let in recent years but is now vacant, offering an incoming purchaser a blank canvas to add their own style.

The accommodation is arranged over two storeys, as shown on the accompanying floor plans:

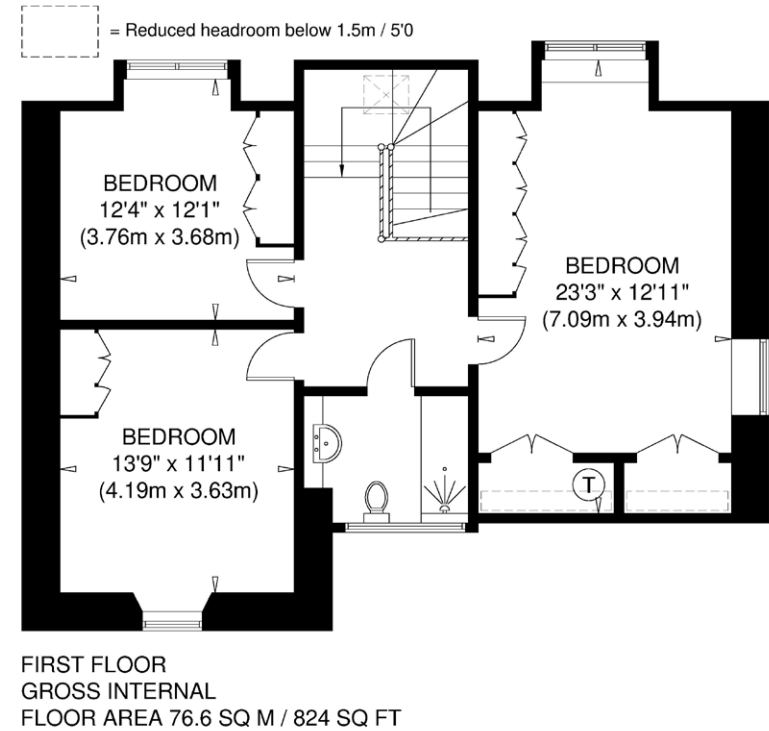
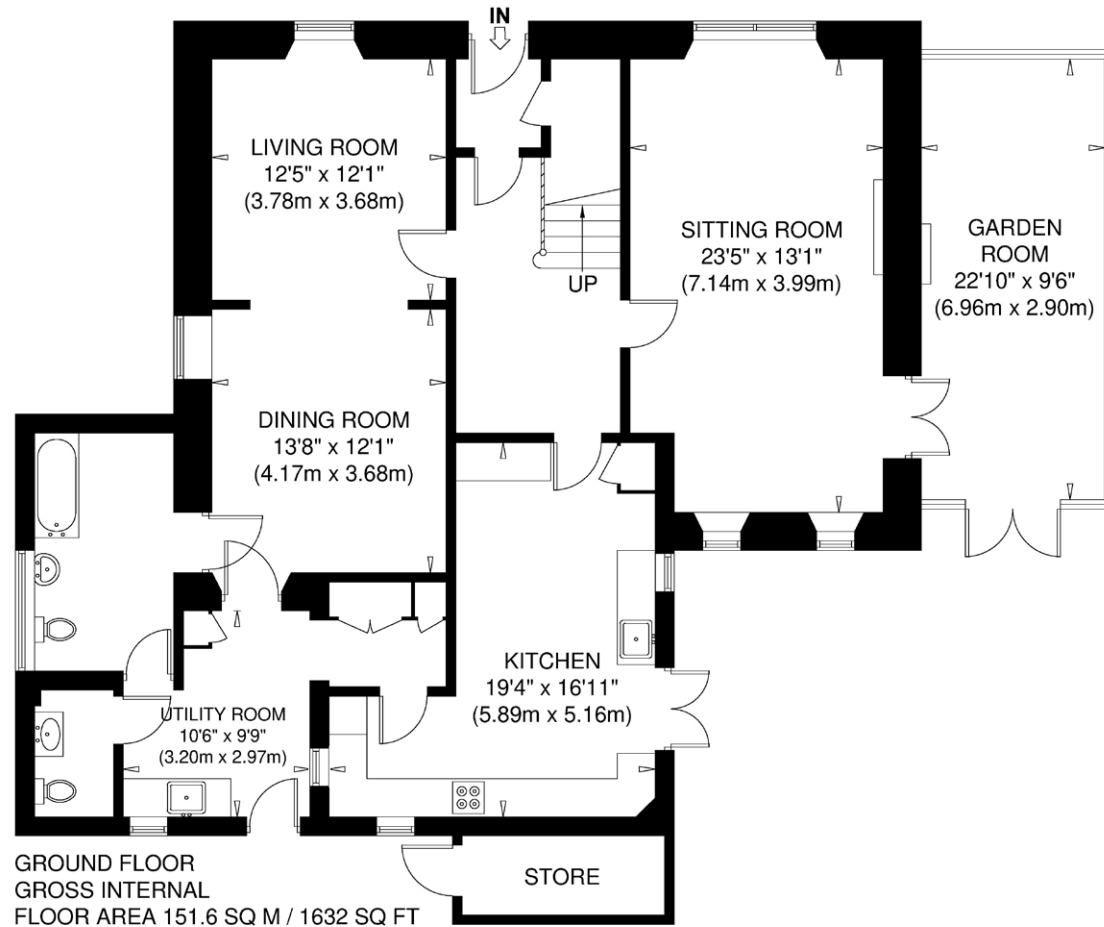
Ground Floor: Entrance lobby opening to an inner hall, which provides access to all reception rooms and a wide staircase to the first floor. Drawing room with open fire and ornate cornice; sunroom with wood-burning stove and views to the south and west; open-plan lounge and dining room with open fire; kitchen with fitted floor and wall units, inset stainless steel sink, Bosch hob and oven, and French doors to the garden; utility room; bathroom with bath, WC and wash hand basin; separate cloakroom with WC and wash hand basin; and rear entrance hall.

First Floor: Landing leading to three double bedrooms, each with built-in wardrobes, and a family shower room.





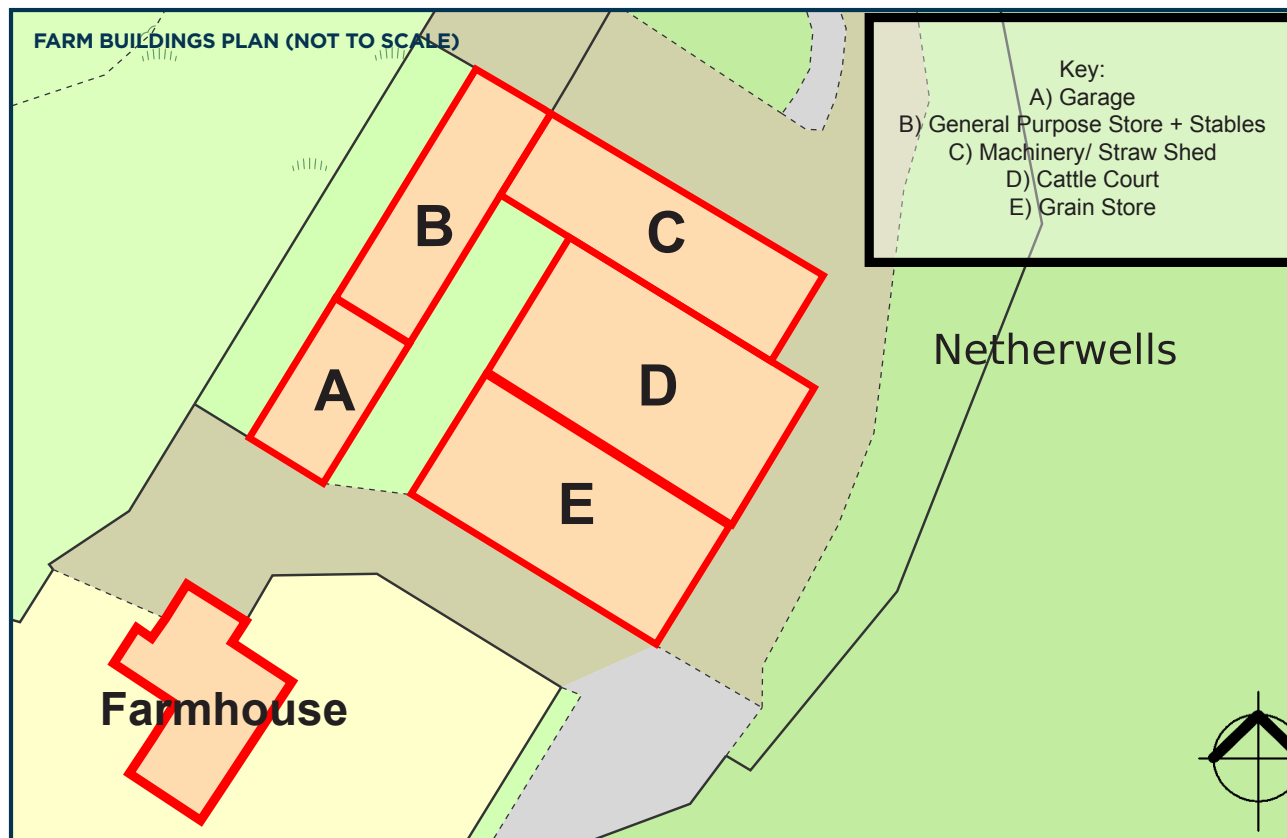
NETHERWELLS FARMHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 228.2 SQ M / 2456 SQ FT
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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FARM BUILDINGS

The farm steading is conveniently positioned immediately east of the farmhouse on a relatively level site, with ample yard storage, good access and generous turning space. The buildings provide approximately 300 tonnes of grain storage and housing for around 40–50 head of cattle. The site benefits from mains water and three-phase mains electricity. The buildings are described below in accordance with the numbering shown on the inset plan:

- A. Garage (9m x 14.25m). Three bay steel portal frame insulated garage with plastisol coated steel sheet cladding and roof covering, roller shutter door and concrete floor. Power and water supply.
- B. General Purpose Store & Stables (33.19m x 8.90m). Five bay steel portal frame building with part block walls, profile sheet cladding and roof, housing two monarch stables with tack room and concrete floor, remainder of building has a compacted earth floor. Floodlights. No water.
- C. Machinery/Straw Shed (27.56m x 9.20m). Six bay steel and timber frame open sided machinery/straw store under assumed Big 6 fibre cement covered roof. Part Concrete ramp and compacted earth floor. Single floodlight. No water.
- D. Cattle Court (26.07m x 13.85m) Six bay concrete and steel frame cattle court with reinforced concrete walls and timber space boarding above, all under an assumed Big 6 fibre cement covered roof and concrete floor. Single floodlight and water trough.
- E. Grain Shed (26.07m x 11.90m). Six bay concrete and steel frame grain shed with reinforced concrete and block walls, assumed Big 6 fibre cement cladding and roof covering. Concrete floor. Single floodlight. No water. Circa 300 tonnes of on floor grain storage.



THE LAND

The farm extends to 70.96 hectares (175.34 acres) in total which includes 61.63 hectares (152.29 acres) arable/temporary grass, 6.94 hectares (17.15 acres) rough grazing, 1.17 hectares (2.89 acres) woodland. The land rises from 100m above sea level to 163m above sea level and the topography is made up of gently undulating fields facing south east for the most part. There are steeper areas within the dene to the north of the farm which adds to the character of the property. The land at Netherwells has excellent field access with all but one fields located adjacent to the farm drive. Nearby watercourses are the Oxnam water located close to the eastern boundary and the Wells burn which passes through the middle the dene. In terms of water supply to the fields it is noted that there is mains water within the farm road that historically fed various water troughs. These are no longer in use however it is considered that new connections may be possible. Fields are all of a good size, ideal for large machinery and are for the most part enclosed by either post and wire fencing or stone dykes.

With the exception of an area of land to the north west of field 2 which is classified as Grade 4.1, all of the land at Netherwells Farm has an Agricultural Land Classification of Grade 3.2 and is therefore capable of producing good yields of a variety of crops. The farm currently works on a five-year rotation and in recent years the land has successfully grown winter wheat, spring barley, winter barley, temporary grass and potatoes through seasonal let. The following average yields have been achieved in the past five years:

CROP	5 YEAR AVERAGE (TONNES/HA)	5 YEAR AVERAGE (TONNES/ACRE)
Winter Wheat (feed)	7.92	3.21
Spring Barley (malting)	5.41	2.19
Winter Barley (feed)	7.03	2.85

The soils are identified by the National Soil Map of Scotland as being of the Hobkirk Series comprising brown earths derived from sandstones typical of undulating lowlands with gentle and strong slopes.

WOODLAND

The farm includes limited woodland plantations to the north and east that add structure and aesthetic value to the property.

GENERAL INFORMATION

SPORTING RIGHTS

The sporting rights are in hand insofar as they are owned. Shooting is currently limited to deer management and vermin control, although it is noted that the neighbouring farmer to the north has occasionally shot the dene by permission of the Sellers.

RURAL PAYMENTS

The land at Netherwells Farm is registered for basic payment scheme entitlements. There are currently no entitlements held in respect of the subject land and therefore no entitlements included within the sale. FBRSeed Ltd have clients routinely disposing of entitlements should this be of interest to an incoming Purchaser.

AECS
Netherwells Farm is subject to a 2023 AECS contract running from January 2024 to 31 December 2028. The agreement includes management options such as wild bird seed and grass margins, with annual payments of £1,067.84 due in 2027 and 2028. Any payments due before the date of sale will be retained by the Sellers, and the incoming Purchaser will be required to take over the contract until it ends on 31 December 2028. Certain options, including wild bird seed, must be retained until 1 March 2029, while capital items such as fencing must be retained for five years from the date of payment. Further information is provided in the Data Pack, available from the Selling Agents.

MINERAL AND TIMBER RIGHTS

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

THIRD PARTY RIGHTS & SERVITUDES

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and any other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. In particular:

- Access, Boundaries & Servitudes:** Rights exist in favour of neighbouring residential properties for access, drainage and services. There are shared maintenance obligations affecting boundaries, the access road and infrastructure and there are variable cost sharing arrangements, including equal, one-half and one-quarter shares, depending on the benefiting property. Full details available from the Selling Agents available on request.
- Public Footpaths:** There is a core path which follows the route of the farm drive and heads north through the dene. Further details available for the Selling Agents on request.
- Electric Wayleave Payment:** The property benefits from a small annual electric wayleave payment. Further details available for the Selling Agents on request.

HISTORICAL NOTE

It is understood that there is a likely prehistoric settlement located within field 3 and historical reference to discovery of a helmet within field 6.

SERVICES

Water – Mains to farmhouse, garage and cattle shed.
Power – Mains to farmhouse and buildings (three phase to buildings).
Foul Drainage – Septic tank located to the north west of the farmhouse.
Heating – Oil fired central heating.
Glazing – The farmhouse is part double glazed, part single glazed.

ACCESS

The main farm road is owned by the Sellers with shared access rights and maintenance obligations for the neighbouring properties. Further details available from the Selling Agents.

NITRATE VULNERABLE ZONE (NVZ)

The farm lies outside the Nitrate Vulnerable Zone (NVZ).

EMPLOYMENT/TUPE

There are no employees associated with the farm; therefore, TUPE (Transfer of Undertakings – Protection of Employment) regulations do not apply.

FIXTURES & FITTINGS

Any curtains and carpets within the farmhouse are included in the sale.

PLANNING

It is noted that there is planning permission for erection of a single dwelling house Ref: 24/00070/FUL on land to the south of 1 Netherwells Cottage (excluded from the subjects of sale).

In addition, it is noted that there could be scope for erection of a single dwelling at Netherwells farm (subject to obtaining planning permission). Scottish Borders Council Local Plan Housing in the Countryside Policy (HD2) can allow for up to two additional dwellings where it can be demonstrated that such dwelling would be an extension to an existing building group of three or more houses.

Further details available from the Selling Agents.

LOCAL AUTHORITY & TAX BAND

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

Council Tax Band: G

EPC

Netherwells Farmhouse – EPC Band E.

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE (SGRPID)

Cotgreen Road,
Tweedbank
Galashiels
Scottish Borders
TD1 3SG
Tel: 0300 2441400 or Email SGRPID.galashiels@gov.scot

SOLICITORS

Anderson Strathern
58 Morrison Street
Edinburgh
EH3 8BP
Tel: 0131 270 7700

VIEWING

Viewings are strictly by appointment with the Selling Agent, FBR Seed Ltd. Due to the potential hazards of a working farm, viewers are advised to exercise caution, particularly around agricultural buildings, unoccupied properties, farmland, and watercourses.

DIRECTIONS

From the A68 in Jedburgh turn on to Oxnam Road, continue for approximately 1.5 miles before turning right. Follow this road for a further 1.2 miles and Netherwells Farm will be located on the left.

WHAT3WORDS

The farmhouse is located at [///whimpered.dressing.crowd](https://www.whimpered.dressing.crowd)

POSTCODE

TD8 6QU.

DATA PACK

A comprehensive electronic Data Pack is available to prospective purchasers that have viewed the property and upon the signing of a Confidentiality Agreement. The pack contains detailed information about the property.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale as a whole with Vacant Possession via Private Treaty. A closing date for offers may be set, and interested parties are encouraged to register with the Selling Agents.

ENTRY AND POSSESSION

Entry will be granted on 1st November 2026 or as mutually agreed.

LOTTING

The property is available for sale as a whole, however parties interested in acquiring the house or just part of the unit only should discuss their requirements with the Selling Agents.

OFFERS

Offers, submitted in Scottish Legal Form, should be directed to the Selling Agents, FBR Seed Ltd. A closing date may be announced, and interested parties should register their interest after viewing the property.

DEPOSIT

Upon conclusion of missives, a non-refundable deposit of 10% will be paid, with the balance due at completion.

OVERSEAS PURCHASERS

Offers from purchasers residing outside the United Kingdom must be accompanied by a guarantee from a banker acceptable to the Seller.

APPORTIONMENTS

Council Tax and all other outgoings will be apportioned between the Seller and Purchaser as of the date of entry.

PLANS, AREAS AND SCHEDULES

The plans are based on the Ordnance Survey and are for reference purposes only. Purchasers must satisfy themselves regarding property descriptions, as errors or mis-statements will not annul the sale or entitle compensation.

ANTI-MONEY LAUNDERING (AML REGULATIONS)

As required under the 2017 AML Regulations, purchasers must provide identification for checks. Acceptable ID includes:

1. Original primary (passport) and secondary (current council tax or utility bill) documents, or
2. Copies certified and dated by the purchaser's solicitor along with confirmation that the Selling Agents may rely on these for AML purposes.

Failure to provide this documentation may result in offers not being considered.

FINANCE (AMC PLC)

FBR Seed Ltd are approved agents for the Agricultural Mortgage Corporation (AMC). We can assist in securing finance for a range of agricultural purposes, including land purchases. For more information, please contact our Kelso office.

INGOING VALUATION

The purchaser(s) of the land at Netherwells Farm, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All cultivations carried out in preparation for the current crop will be valued on a labour and machinery basis.
2. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.
3. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
4. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as FBR Seed Ltd shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

GUIDE TO INTERESTED PARTIES

While every effort has been made to ensure the accuracy of this information, we encourage prospective purchasers to contact us with any queries, particularly if travelling significant distances for a viewing. These particulars were prepared in June 2026.

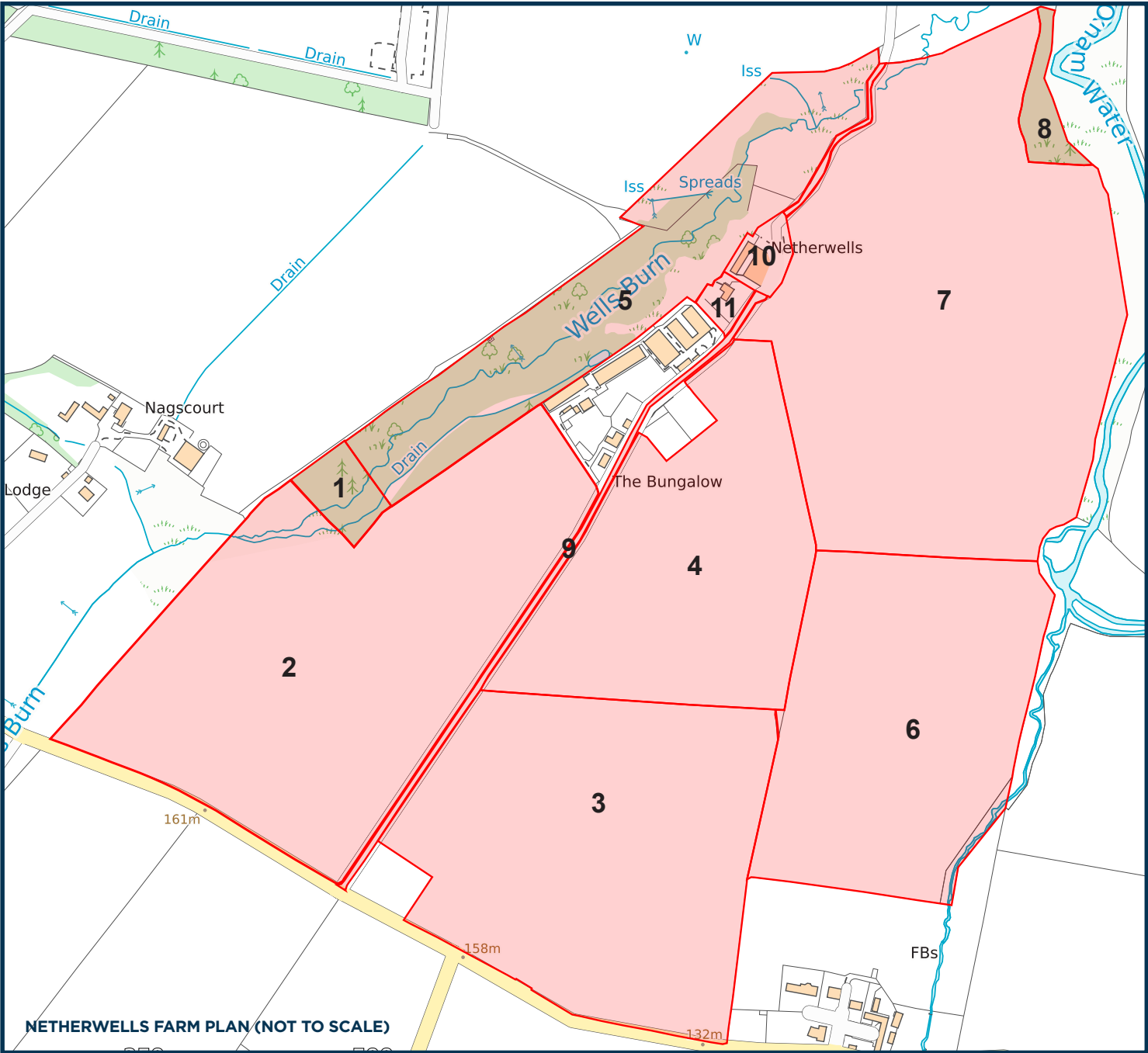


NETHERWELLS SCHEDULE OF AREAS					
NO	LPID REFERENCE	DESCRIPTION	CURRENT CROPPING	TOTAL AREA (HA)	TOTAL AREA (AC)
1	NT/68440/20200	WOODLAND		0.64	1.58
2	NT/68485/20055	ARABLE	WINTER BARLEY (FEED)	14.55	35.95
3	NT/68713/19814	ARABLE	SPRING BARLEY (MALTING)	12.04	29.75
4	NT/68841/20139	ARABLE	TGRS	8.5	21.00
5	NT/68920/20593	ROUGH GRAZING/ SCRUB		6.94	17.15
6	NT/69071/19951	ARABLE	WINTER BARLEY (FEED)	9.42	23.28
7	NT/69086/20428	ARABLE	WINTER WHEAT (FEED)	17.12	42.30
8	NT/69208/20591	WOODLAND		0.53	1.31
9		ACCESS ROAD & TRACKS		0.57	1.41
10		BUILDINGS		0.41	1.01
11		FARMHOUSE		0.24	0.59
TOTAL				70.96	175.34

IMPORTANT NOTICE

FBRSeed, 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. FBRSeed 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.





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CHARTERED SURVEYORS

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DUNS. 01361 882920
HADDINGTON. 01620 82 4000

e. reception@fbrseed.com