

FOR SALE



PADDOCK & AMENITY LAND

BRANDSMILL, DUNBAR

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



PADDOCK & AMENITY LAND

BRANDSMILL, DUNBAR

Dunbar 1.5 miles, Edinburgh 31 miles
(distances approximate)

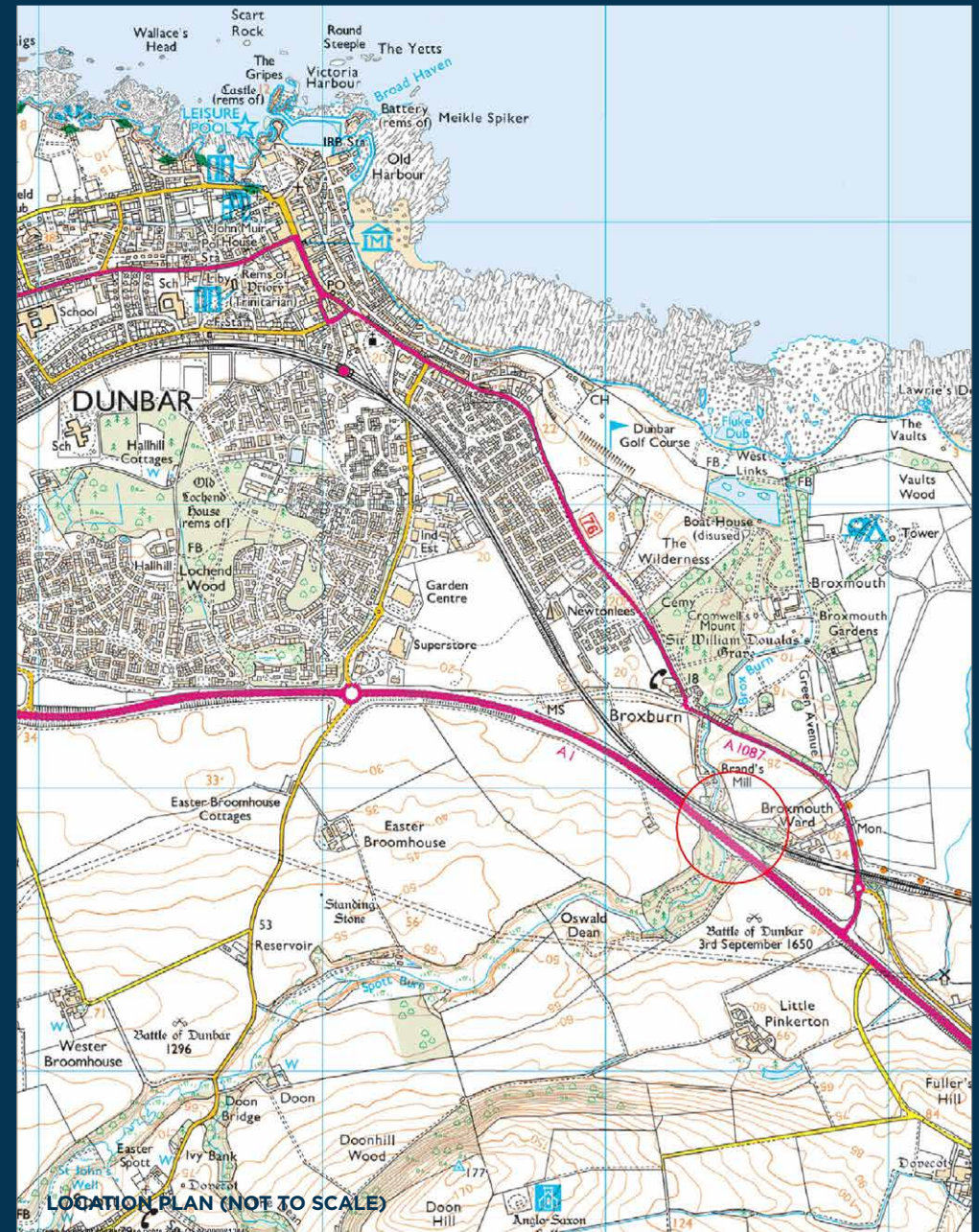
A RARE OPPORTUNITY TO PURCHASE A GRASS PADDOCK AND AMENITY WOODLAND WITHIN WALKING DISTANCE OF DUNBAR, WITH EXCELLENT ACCESS, A WATER SUPPLY AND FAR-REACHING VIEWS OVER THE TOWN TOWARDS THE EAST COAST AND BASS ROCK. THE PROPERTY IS IDEALLY SUITED TO AMENITY, EQUESTRIAN OR LIVESTOCK USE, WITH POTENTIAL FOR A RANGE OF ALTERNATIVE USES, SUBJECT TO PLANNING PERMISSION.

- A short walk from Dunbar
 - Attractive setting
 - Excellent access
- Mains water connection
- Nearby power supply

FOR SALE AS A WHOLE
1.31 HA (3.23 ACRES)

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SITUATION

The land at Brandsmill sits in a scenic location close to the popular town of Dunbar. This is a rural, yet easily accessible area, close to the east coastline with its stunning beaches and scenery, productive farmland and an ideal location for quick and easy access to the north and south.

DESCRIPTION

The sale comprises a permanent grass paddock extending to approximately 0.51 hectares (1.26 acres), benefiting from excellent access and a mains water supply. The property also includes a further 0.17 hectares (0.42 acres) comprising a tarmac access road and adjacent burn, which enhance the amenity value of the holding. Notably, the land connects directly to the core path network leading into Dunbar.

The woodland block is positioned between the railway line and the A1(T) and extends to approximately 0.63 hectares (1.55 acres). It can be accessed from the paddock via the A1(T) underpass or directly from the southbound carriageway.

The property’s proximity to Dunbar, direct access to the A1(T), water supply, nearby grid infrastructure and connections to the local path network further enhance its appeal and may support a variety of future amenity, leisure or diversification opportunities, subject to planning and other statutory consents.

The total area extends to 1.31 hectares (3.23 acres), as detailed in the table below.

Enclosure No	Description	Area (Ha)	Area (Acres)
1	Permanent Grass	0.51	1.26
2	Road, burn, other	0.17	0.42
3	Woodland	0.63	1.55
Total	1.31	3.23	

INGOING

There will be no ingoing valuation.

IACS

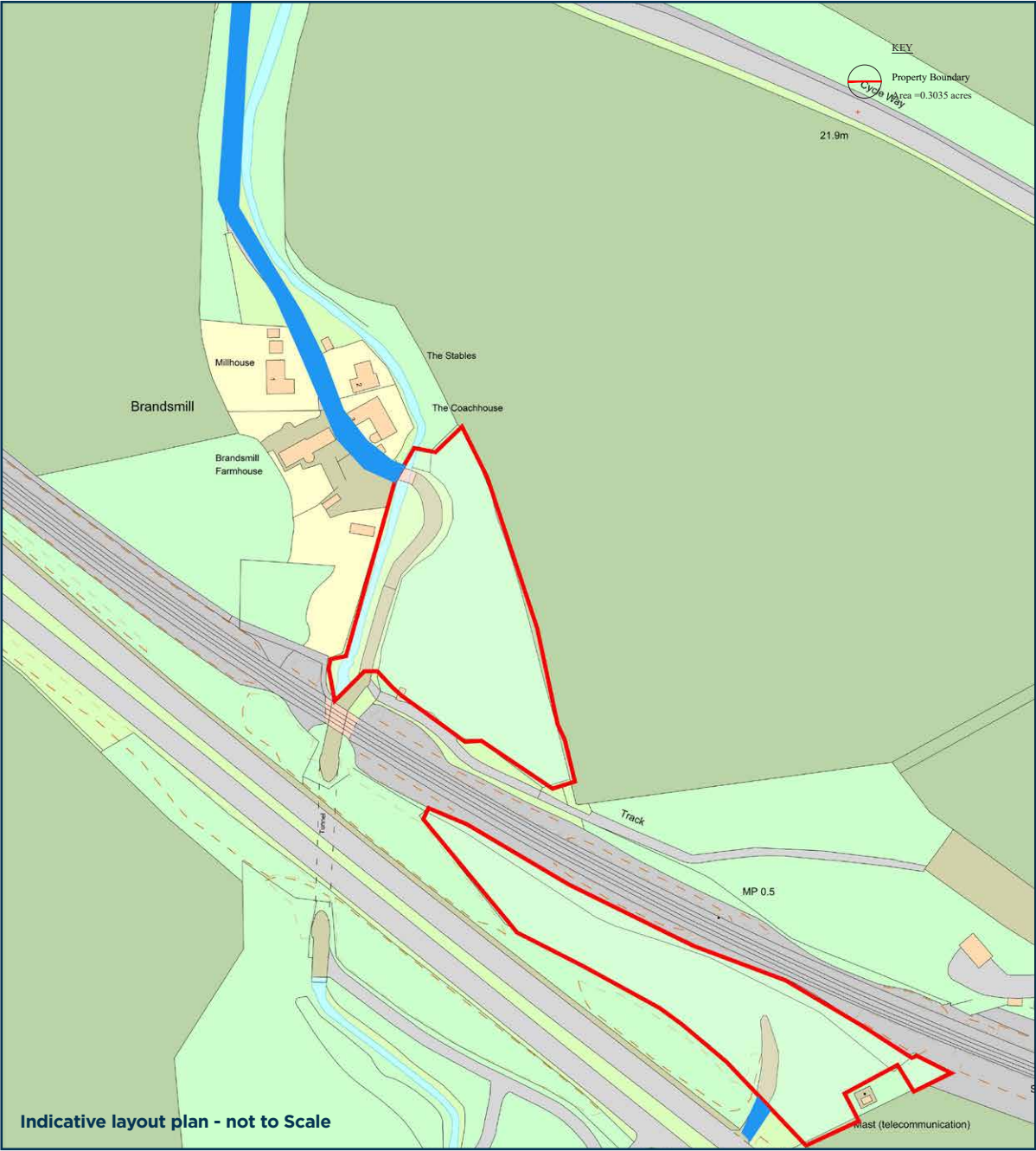
The land is not registered for IACS purposes and there are no Basic Payment Entitlements included in the sale.

AGRI-ENVIRONMENT CLIMATE SCHEME

There are no agri-environmental schemes over the property.

ACCESS

Access to the paddock is taken from the private road which leads to Brandsmill Farm House. The woodland can be accessed from the underpass adjacent to the paddock (pedestrian access) or directly from the A1(T) road (vehicle access). The access routes are shown blue on the sales plan attached.



SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

MINERAL RIGHTS & TIMBER

The mineral rights are included in the sale in so far as they are owned.

CLAWBACK CLAUSE

The property will be sold subject to a clawback clause entitling the Sellers and their successors to a 50% share in the value of the property for any residential development for a period of 20 years from the date of completion of sale.

LOCAL AUTHORITY

East Lothian Council
John Muir House, Haddington, EH41 3HA

Tel: 01620 827827

SERVICES

There is a mains water supply which serves the field. There is an overhead power line and transformer on site.

DISCLOSURE

Please note that an employee of FBR Seed Ltd is a beneficial owner of the land offered for sale.

RIGHTS, EASEMENTS & OUTGOINGS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters. It is noted that:

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include a share in the cost of maintaining mutual boundary fences.

VIEWING

Strictly by appointment with Selling Agents – 01573 224381.

HEALTH AND SAFETY

For your own personal safety please be aware of potential hazards when viewing.

DIRECTIONS

From Dunbar follow the A1087 south for approximately 1.5 miles, after Ancroft turn right into Brandsmill, following the private road until reaching a cluster of four houses. Continue over the bridge into the subjects of sale.

WHAT3WORDS

Please use what3words ///framework.slipped.expires to reach the subject land.

MORTGAGE FINANCE

FBRSeed are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses. We may be able to provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals, in confidence, please call our Kelso office.

SOLE SELLING AGENT

FBRSeed
Rose Lane, Kelso, TD5 7AP
Tel: 01573 224381

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

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 were prepared in October 2026.

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. 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 in order to comply with anti-money laundering regulation.



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