

F E R G U S O N
P L A N N I N G

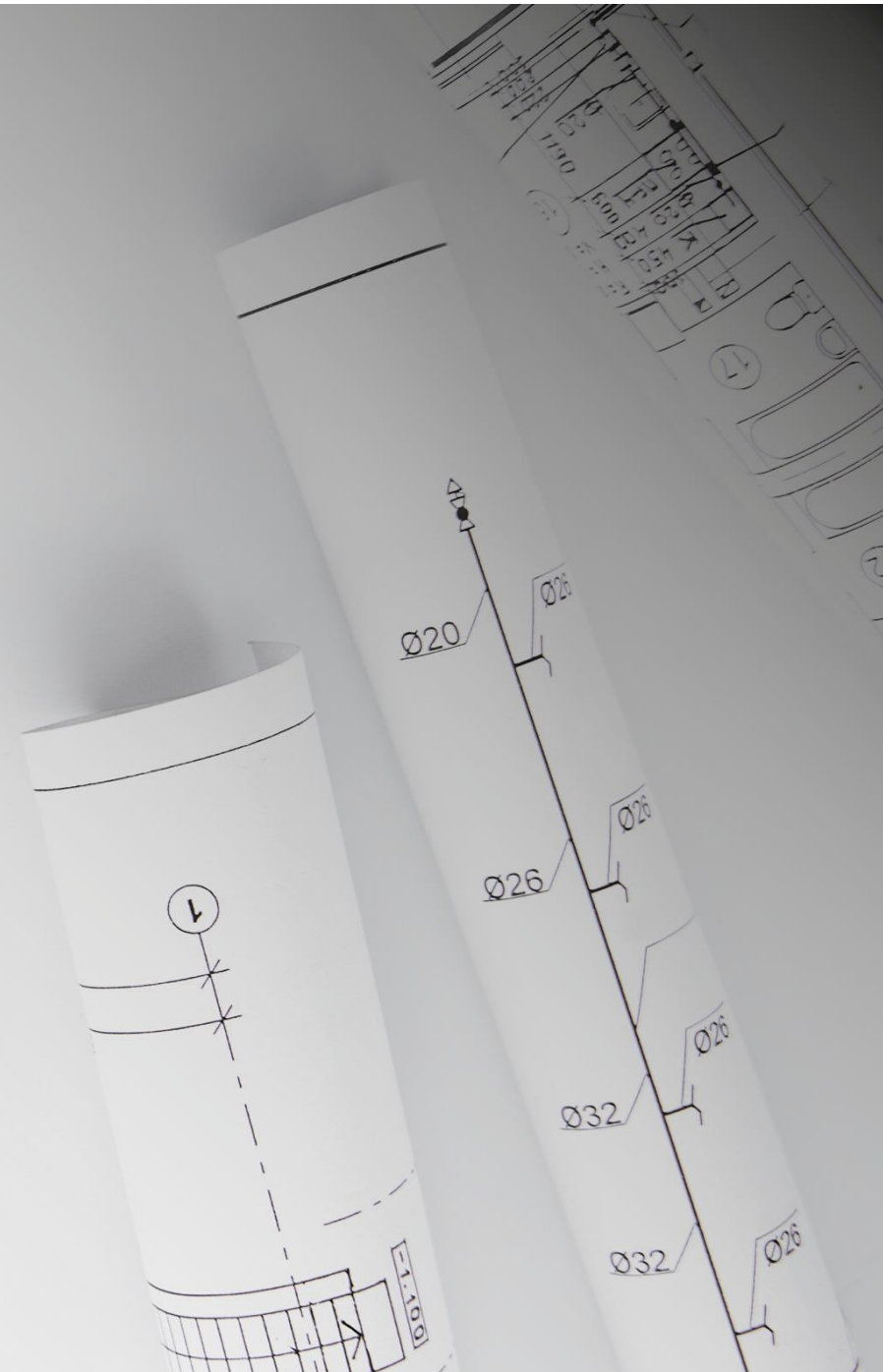
TEMPORARY SITING OF CARAVAN
(RETROSPECTIVE)
UPPER ASHTREES, JEDBURGH TD8 6PH

S & J Fisher

March 2024

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TEMPORARY SITING OF CARAVAN
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INTRODUCTION

INTRODUCTION

- 1.1. This application for detailed planning permission is made on behalf of Jane and Stuart Fisher (the applicants) for the following development, "Temporary siting of caravan (retrospective)" at Upper Ashtrees Farm, Jedburgh, PH8 6PH.
- 1.2. The applicants operate a farming business which runs 264 suckler cows, 170 store cattle, 1400 ewes and a store / finishing enterprise over three farm units comprising of Cleuchhead, Lower Swinnie and Upper Ashtrees which together cover approximately 650 Ha. Figure 1 below shows the location of the farm units which are all located around Bonchester Bridge.
- 1.3. The farming business is owned in partnership between Stuart and Jane Fisher and their adult son, Gordon. Also employed, but not as partners, are Jane and Stuart's other son, Ross, another full-time employee (Peter) and an apprentice. Ross resides and undertakes the day-to-day management of the unit at Lower Swinnie, and Gordon resides and oversees the day-to-day management of Cleuchhead with Peter and the apprentice.
- 1.4. There is currently no farmhouse tied to Upper Ashtrees Farm. An application for planning permission in principle has been made for a permanent farm house at the subject site (reference 24/00240/PPP), however in the meantime the caravan is intended to allow for the applicants to live on site to provide safe and efficient management of the farm.

- 1.5. This planning statement will consider the site's context and relevant planning policy, before explaining the proposal's compliance with the development plan and related material considerations.
- 1.6. This statement is to be read in conjunction with the drawings and documents also submitted in support of this application, as per the table below.

Drawing / Document	Author
Location Plan	Fleming Homes
Site Plan	Fleming Homes
Sales Brochure	Knight Frank
Photos of Caravan <i>in situ</i>	Applicant
Report in Support of Provision of House for an Essential Worker (Private & Confidential)	SAC Consulting

- 1.7. The remainder of this statement is structured as follows:
 - Section 2 - The application site and context
 - Section 3 - The proposal
 - Section 4 - Planning Assessment
 - Section 5 - Conclusion

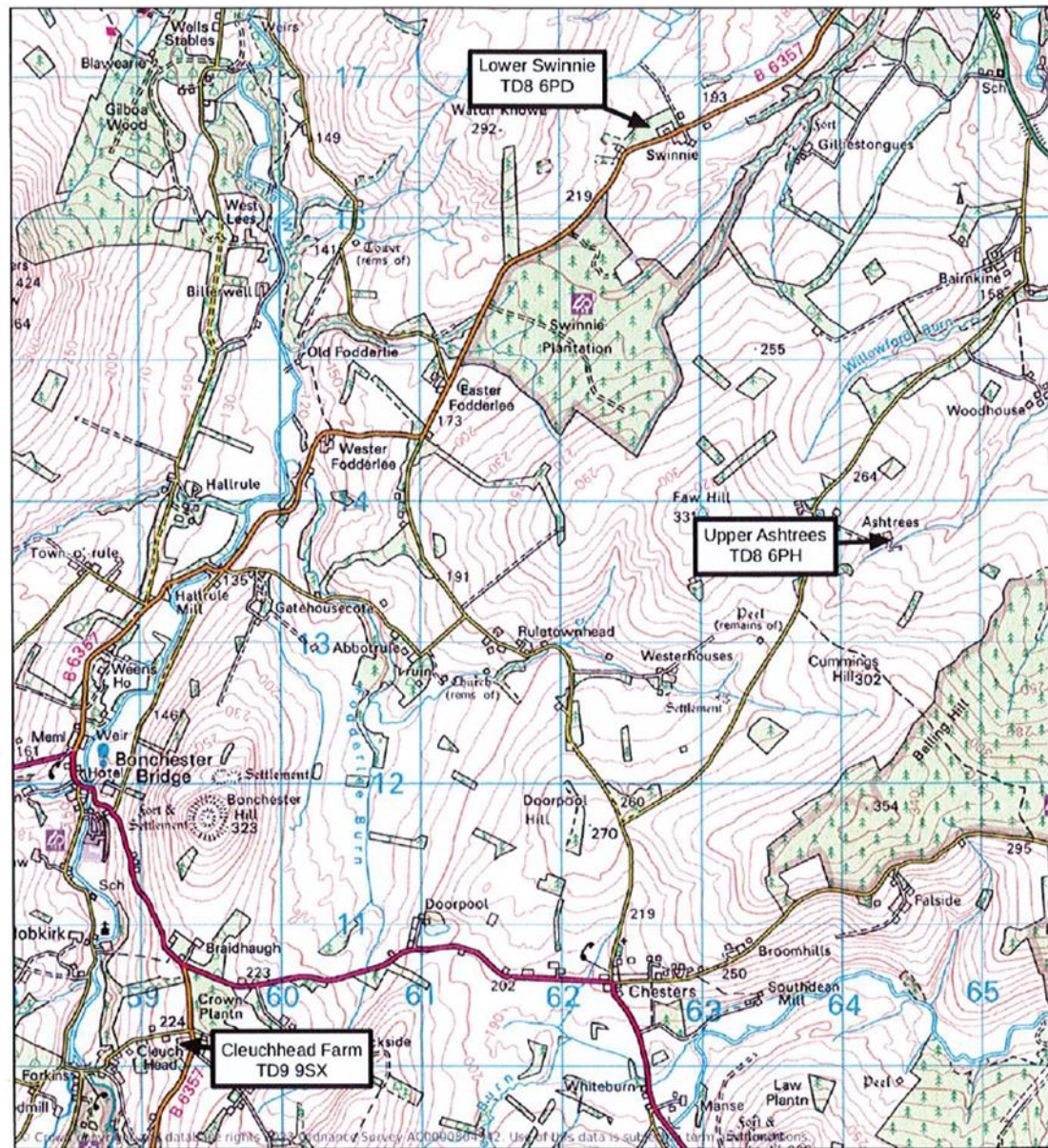


Figure 1. Farm units owned and operated by the applicants.

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APPLICATION SITE AND CONTEXT

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- 2.1 The development site is an approximately 3700m² piece of land located within Lot 1 of Upper Ashtrees Farm which covers approximately 25.37 Ha. Lot 2 of Ashtrees Farm covers a further 37.55 Ha to the south. Figure 2 contains a farm holding plan.
- 2.2 Within Lot 1 is the farm's steading area which contains a stackyard and several large agricultural buildings, including cattle shed (capacity for 50+ head), lambing shed (capacity for 200+ ewes) and machinery store. The caravan which is the subject of this application has recently been sited within the steady to provide temporary accommodation until such time that a permanent dwelling is constructed and habitable at the farm. To this end, an application for planning permission in principle (reference 24/00240/PPP) at the site has been submitted. There are no guaranteed or set timescale that consent for a dwellinghouse on the site could be approved and the house then constructed, as such, it is expected that the caravan will remain on site until then.
- 2.3 The steading area is surrounded by forestry to the north, east and west with access from an unnamed public road to the south via a gravel drive. There is existing supply for the site electricity and private water supply with disposal of surface and foul water being undertaken on site.
- 2.4 The area surrounding the subject site is rural in nature with the nearest settlement, Jedburgh, located approximately 6.5km to the north-east.
- 2.5 The site is identified in the currently adopted Scottish Borders Council Local Development Plan 2016 (the adopted LDP) as being within the Teviot Valleys Special Landscape Area (SLA) (Figure 3).
- 2.6 The Scottish Environment Protection Agency (SEPA) Flood Maps do not identify the subject site as being at risk to flooding from any source.
- 2.7 The nearest designated heritage assets to the subject site are the listed buildings located approximately 5.6km to the north-west around Bedrule.
- 2.8 The Land Capability for Agriculture (National Scale) shows that the proposed development site straddles classes 4.1 and 5.1 land. This is not classified as 'prime agricultural land'.
- 2.9 Appendix 1 to this statement contains the sales brochure for the property to provide further context.

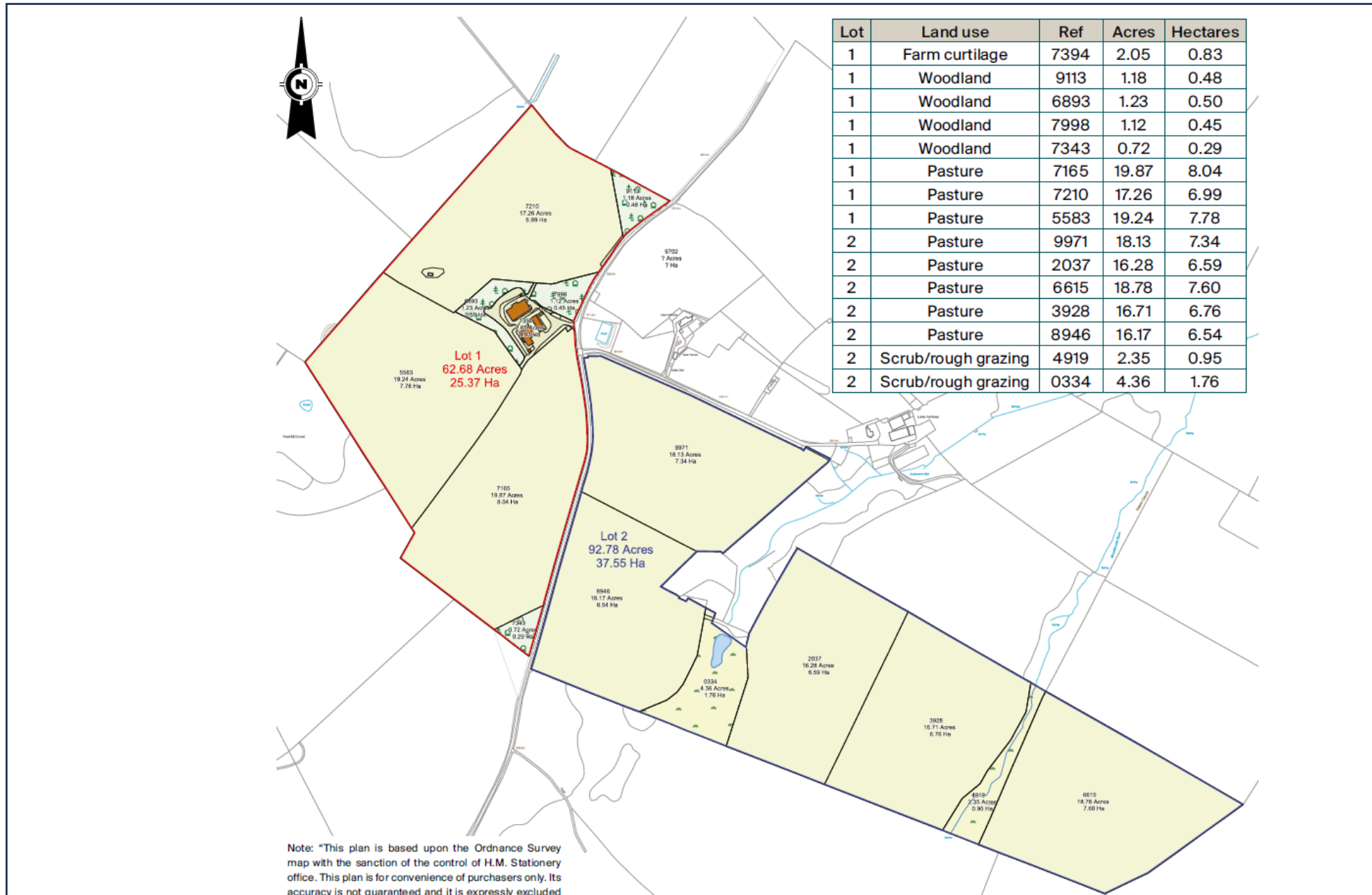


Figure 2. Farm unit at Upper Ashtrees.

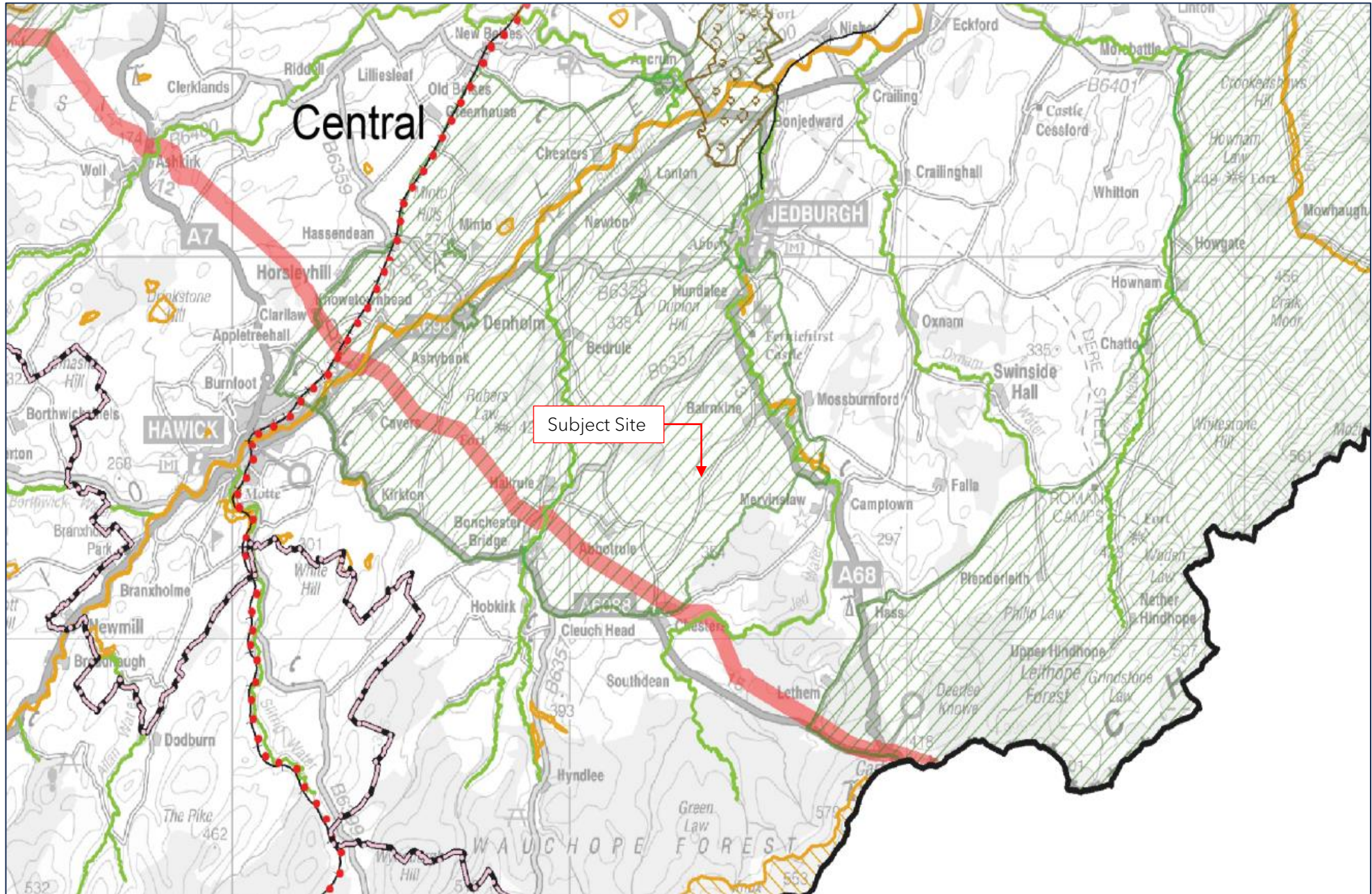


Figure 3. Adopted LDP Proposals Maps with subject site indicated within Teviot Valleys SLA (Green crosshatch).

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THE PROPOSAL

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- 3.1 In order to meet the operational demand of their farming business, the permanent presence of a farm worker at Upper Ashtrees Farm is necessary. As such, this proposal is for the retention of a residential caravan for a temporary period until such time that a new permanent dwellinghouse is able to be provided on the site. An application for planning permission in principle has been submitted with the aim to achieve this (reference 24/00240/PPP).
- 3.2 The caravan, whilst in good condition has been bought second hand, which reflects the applicant's intention for this to be a temporary measure.
- 3.3 The caravan is a 2-bedroom 'Willerby Granada' and measures approximately 12m by 3.7m. It is generally rectangular in form and constructed of horizontal metal panelling in a cream colour. Photos of the caravan in situ are shown in Appendix 2.
- 3.4 The caravan has been set between the existing cattle shed and sheep shed at the Upper Ashtrees steading. This location was chosen as it is relatively sheltered, both from the elements and from views from the surrounding area as well as being close to the existing septic system, generator, private water supply and grey water collection system at the property. The service connections are shown on the site plan and Figure 4 shows a photograph of the site with the location of the caravan indicated.
- 3.5 Access to the caravan is via the existing vehicle crossing from the unnamed road to the east. There is ample space on-site for parking and manoeuvring.



Figure 4. Location of caravan within farmstead.

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PLANNING ASSESSMENT

PLANNING POLICY

4.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that, in the determination of an application for planning permission, the local planning authority must have regard to the provisions of the development plan and any other material considerations.

4.2 In this instance, the development plan is comprised of the National Planning Framework 4 2023 (NPF4), and the adopted Scottish Borders Council Development Plan 2016 (LDP). The policies of the development plan which are relevant in determining this application are as follows:

4.3 National Policy Framework 4 (2023)

4.4 Sustainable Places Policies

- 1. Tackling the climate and nature crises
- 2. Climate mitigation and adaptation
- 3. Biodiversity
- 4. Natural places
- 6. Forestry, woodlands and trees

Liveable Places Policies

- 14. Design, quality and place
- 16. Quality homes
- 17. Rural homes
- 22. Flood risk and water management

Productive Places Policies

- 29. Rural development

4.5 Scottish Borders Council adopted LDP (2016)

4.6 Placemaking and Design

- PMD1: Sustainability
- PMD2: Quality Standards

Housing Development

- HD2: Housing in the Countryside
- HD3: Protection of Residential Amenity

Environmental Promotion and Protection

- EP3: Local Biodiversity
- EP5: Special Landscape Areas
- ED7:
- EP13: Trees, Woodlands and Hedgerows

4.7 Material considerations to be given regard to include the 'New Housing in the Borders Country Side Supplementary Planning Guidance ("Housing in the Countryside SPD" and the Proposed Scottish Borders Council LDP 2023 (the Proposed LDP). With regards to the Proposed LDP, on 5th March 2024 the Scottish Ministers wrote to the SBC directing that the proposed plan be modified before it can be adopted.

4.8 The policies in the proposed LDP which are relevant to this application do not represent a material departure in policy direction compared to those in the adopted LDP.

PLANNING ASSESSMENT

4.9 Principle of Development

- 4.10 Policy 16(f) of the NPF4 directs that development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where the proposal is supported by an agreed timescale for build-out, the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods, and the proposal is consistent with policy on rural homes.
- 4.11 Policy 17 of the NPF4 addresses rural housing and criteria (a)(v) supports new homes in rural areas where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work.
- 4.12 Policy 29 of the NPF4 supports rural development more generally where it will contribute to viability, sustainability and diversity the local rural economy.
- 4.13 Policy HD2(F) of the adopted, and proposed, LDP has a similar approach to rural housing with a position that housing with a location essential for business needs may be acceptable if the Council is satisfied that the housing development is a direct operational

requirement of an agricultural, horticultural, forestry or other enterprise which is itself appropriate to the countryside, and it is for a worker predominantly employed in the enterprise and the presence of that worker on-site is essential to the efficient operation of the enterprise (criterion a). Policy HD2(f) contains further criteria (c), (d) and (e) which relate to the housing supporting the provision of employment, no appropriate sites exist within a building group and there are no buildings capable for conversion to residential. The Housing in Countryside SPD expands upon these criteria. We shall address each of the applicable criteria of HD2(F) below to demonstrate the principle of the proposed development is acceptable.

Criteria HD2F (a) and (c)

- 4.14 SAC Consulting have been commissioned to provide an analysis of the operational, regulatory, and financial contexts of the agricultural enterprise owned and operated by the applicants.
- 4.15 Evaluation contained within the report has identified the full time equivalent labour requirement for the enterprise of 6.5 staff. The labour requirements of the business are further broken down for each farming unit (Cleuchhead, Lower Swinnie and Upper Ashtrees) with the results showing that there is demand for at least one labour unit to be based at Upper Ashtrees. Currently Cleuchhead carries most of the stock but this will be reduced by the running of 50 in-calf heifers and up to 200 ewes at Upper Ashtrees.
- 4.16 The labour requirements of the farm include the following:
- All livestock are checked, fed and watered daily.

- Calving / lambing during February to March each year
- Shearing of the flock.
- Administering vaccines and other medical treatments to the livestock.
- Day to day farm repairs and maintenance, for example fencing, mucking out and application of fertilizer/manure on fields.
- Purchasing of breeding stock/replacement stock.
- Tractor work, covering grassland and silage management.
- Loading of stock for collection by haulier.

4.17 The above represents an already high labour requirement but is potentially underestimated due to the additional time required for paperwork and administration associated with running of the farm, as well as meeting with relevant external agri-business professionals.

4.18 It is not only the quantity of labour required that demands the applicants reside on site. Livestock require constant supervision by a suitably qualified individual to ensure that there are no compromises in their care. Animal losses contradict welfare standards, as well as having a significant economic impact on the farm business. If an emergency was to occur at Upper Ashtrees without anyone living on site, it could take 30 - 40 minutes for someone to attend the site which can be the difference between a dead or live calf.

4.19 Aside from animal welfare that is at risk by not having a sufficient labour force residing at Upper Ashtrees, there is also a risk for a lone worker. It is advisable for at least two people to be in attendance

when working with cows at calving times and there are numerous recorded incidents where a solo farmer has been seriously injured in such circumstances.

4.20 The security of Upper Ashtrees is also a reason that having the applicants reside on site is essential. The farm is often left unattended and contains diesel tanks and machinery which could be stolen.

4.21 As such, the temporary sitting of the caravan is considered essential for the short term support of the farms day to day operations whilst allowing the applicants time to make alternative preparations for the future permanent dwellinghouse on the site. It is acknowledged that the caravan would remain on the site until such time that a dwellinghouse has received planning permission, is constructed and in a habitable condition to be occupied. However, this can be controlled by a condition of consent requiring the caravan to be removed at such time that a permanent farmhouse can be occupied. This will ensure that only one occupiable dwelling will be present on the site at any one time.

4.22 Criteria HD2F (d)

4.23 There are no existing building groups within the bounds of Upper Ashtrees Farm. The nearest potential building group is located some 1.7km to the south-west of the Upper Ashtrees steading at Westerhouses Farm Cottages. The applicants do not own land here.

4.24 Although not meeting the definition of a building group within the adopted LDP (at least 3 houses or buildings currently in residential use, or capable of conversion to such), the caravan is located within

the farm steading where multiple large agricultural buildings are present. As such, it is in keeping with the nature of its immediate context and no productive farm land has been lost to accommodate it.

4.25 Criteria HD2F (e)

4.26 All buildings at the Upper Ashtrees steading are required as part of the farming operation at the site and therefore cannot be sacrificed for residential use. Furthermore, the large sheds are steel framed which makes them unsuitable for residential conversion and the smaller timber buildings are not of a scale that would provide an adequate standard of accommodation if converted.

4.27 Principle of development conclusion

4.28 As has been demonstrated in the professionally prepared agricultural justification report submitted with this application, there is an operation requirement for a dwelling at Upper Ashtrees Farm. The caravan is a temporary solution to meet this need while a permanent dwelling is consented and constructed, after which it will be removed.

4.29 There are no alternative options for housing at the site and therefore the principle of development is considered to accord with the relevant national and local policies, as well as supplementary planning guidance.

4.30 Siting and Design

4.31 The objective of Policy 14 of the NPF4 is to encourage, promote and facilitate well-designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

4.32 Policy 29(b) of the NPF4 requires rural development to be suitably scaled, sited and designed to be in keeping with the character of the area.

4.33 Policy PMD2 of the adopted LDP also sets out placemaking and design requirements to ensure development is of a high quality and respects the environment in which it is contained. The Housing in Countryside SPD states that any development that takes place under the Housing in the Countryside Policy should meet the following standard criteria which are relevant to siting and design:

- No adverse effect on countryside amenity, landscape or nature conservation; and
- Appropriate siting, design and materials in accordance with the relevant Local Plan policies.

4.34 As the site is also within the Teviot Valleys Special Landscape Area, Policies 4(d) of the NPF4 and EP5 of the adopted LDP are applicable. In accordance with these policies, development will only be supported where it will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or any significant adverse effects on the qualities for which the area

has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

- 4.35 The caravan has been sited within the existing farm steading to have the maximum operational and efficiency benefits for the running of the farm. This location also makes use of the existing access and the visual screening provided by the established forestry and built development already at the site. Figure 5 below shows the view of the steading from the road access point and from which it can be seen that the existing buildings on site effectively screen the caravan from this public viewpoint and provide the context in which it is viewed. The placement of the caravan within the steading is much more sensitive to the established pattern of development in the area than siting it within an undeveloped or open field.
- 4.36 The caravan is of a relatively modest scale, especially when viewed next to the substantially larger agricultural buildings in its vicinity which, along with its setting, allow it to be successfully absorbed into the setting and prevent it from appearing incongruent.
- 4.37 The location, scale and form of the caravan has a negligible impact on the significance of the Teviot Valley SLA.
- 4.38 The caravan is not visually dominant or out of keeping with the context of the site's rural setting or Teviot Valleys SLA. It appears as a comfortable addition to the farmstead and is only proposed as a temporary structure until a permanent dwelling on the site is habitable. As such, given the reasons above, the proposal is

considered to accord with the relevant national and local policies, as well as supplementary planning guidance.



4.39 Residential Amenity

4.40 Policy HD3 of the adopted LDP aims to protect the level of amenity experienced by surrounding residential properties.

4.41 The nearest residence to the proposed building site is 'Ashtrees Farm Cottage' which is located approximately 250m to the east. Given this large separation distance, the scale of the caravan and its effective screening by larger built development and established woodland present between the two properties, it is not considered that it would reduce the level of residential amenity experienced at that site.

4.42 Although the agricultural sheds adjacent to the caravan are in active use, as the occupants of the caravan are the owners of the farm, this is considered acceptable and a common arrangement across the Borders. Therefore, the adjacent buildings are not considered to represent an unacceptable amenity risk.

4.43 Given the absence of any nearby buildings or development (other than the agricultural buildings) there is no risk of overlooking, restriction of sunlight, or comprising privacy of adjacent sites.

4.44 As the occupation and presence of the caravan poses no risk to the level of amenity experienced at nearby dwellings, the proposal is considered to accord with policy HD3.

4.45 Trees, Ecology and Landscaping

4.46 Policy 3(c) of the NPF4 requires proposals for local development to include appropriate measures to conserve, restore and enhance

biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Policy EP3 of the adopted LDP also supports the protection and enhancement of local biodiversity values.

4.47 Figure 6 below shows the area of the caravan prior to it being moved to the site. As can be seen from this, the caravan is within an area of built development which has already been cleared of potential habitat and in frequent use as part of the ongoing operation of Upper Ashtrees Farm. As such, the risk to any biodiversity is extremely low.

4.48 Policy 6 of the NPF4 and EP13 of the adopted LDP recognise the contribution of trees and woodland make to the amenity, character and landscape of an area, as well as their biodiversity value.

4.49 As above, the caravan has been sited so as to avoid the need for the removal of any of the existing trees on site. The caravan does not sit on foundations or piles and therefore has not affected roots of the nearby trees.

4.50 As such, given the reasons above, the proposal is considered to accord with the relevant national and local policies, as well as supplementary planning guidance.



4.51 Access and Parking

4.52 Satisfactory access is one of the criteria required in the Housing in the Countryside SPD for all such proposals. Policy PMD2 of the adopted LDP also sets adequate access and turning space as a standard for all developments to meet.

4.53 Vehicle access to the caravan is from the existing point that currently serves the site. There is ample space on within the hard surface area of the site to facilitate the operation, turning and storage of vehicles associated with the caravan.

4.54 Site Servicing and Sustainability

4.55 Policy 22 of the NPF4 requires the management of all rain and surface water through SUDS. Satisfactory public or private water supply and drainage facilities is another of the one of the criteria required in the Housing in the Countryside SPD for all such proposals.

4.56 The steading has an existing private water supply which is utilised by the caravan. Waste water is directed from the caravan to the septic tank on site and there is a grey water tank to capture run-off from the caravan's roof.

4.57 Policy 2 of the NPF4 requires developments to be designed to minimise lifecycle greenhouse gas emissions as far as possible and Policy PMD1 of the adopted LDP expects that development will incorporate the efficient use of energy and resources.

4.58 The provision of the caravan removes the need for the applicants to make multiple vehicle trips to and from the farm daily, therefore lowering related emissions.

4.59 The caravan is of a scale that does not require an excessive input of energy or resources.

4.60 For the reasons above, the proposal is considered to accord with the relevant national and local policies, as well as supplementary planning guidance

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CONCLUSION

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- 5.1. This statement has been prepared in support of an application for the retention of the caravan at the Upper Ashtrees Farm to support vital farming / business operations and secure the economic future of the enterprise, as well as ensure animal welfare. This has been verified by a justification report.
- 5.2. The caravan is intended to be a temporary solution to meet the ongoing operational needs at the farm whilst a new, permanent farmhouse is contested and constructed.
- 5.3. The caravan is sited within the context of the established built development at Upper Ashtrees Farm. It is of a scale and form that is suitable for this location but, nevertheless, is effectively screened in the landscape and from public views. As such, it does not detract from the significance of the Special Landscape Area that the site is within.
- 5.4. The caravan is adequately serviced and the has no impact on the level of amenity experienced at the surrounding sites.
- 5.5. For the reasons contained within this statement, the proposal is considered to be in accordance with the relevant national and local policies, as well as supplementary guidance and material considerations.

F E R G U S O N P L A N N I N G

GALASHIELS

Shiel house
54 Island Steet
Galashiels
TD1 1NU

T: 01896 668 744
M: 07960 003 357

EDINBURGH

1st Floor, 38 Thistle Street
Edinburgh
EH2 1EN

T: 0131 385 8801
M: 07960 003 358

NORTHERN IRELAND

61 Moyle Road
Ballycastle, Co. Antrim
Northern Ireland
BT54 6LG

M: 07960 003 358





Upper Ashtrees, Jedburgh, Roxburghshire







Useful **parcel of accommodation land** suitable for agricultural and/or forestry purposes.

Summary of accommodation

Useful parcel of accommodation land suitable for agricultural and/or forestry purposes

Steading with cattle shed, lambing shed, machinery store and stackyard

142.45 acres pasture/arable land

Entitlement for Basic Payment Scheme on all eligible land

In all about 155.46 acres

For sale as a whole or in two lots

Distances

Jedburgh 4 miles, Edinburgh 52 miles, Newcastle upon Tyne 55 miles

(All distances are approximate)



Knight Frank Melrose
St Dunstan's, High Street
Melrose
TD6 9PS
knightfrank.co.uk

James Denne
01896 807013
james.denne@knightfrank.com

Situation

Upper Ashtrees is situated close to the foot of the Cheviot Hills, a short distance north of the border with England. The surrounding countryside is spectacular, both in its extent and scale, and provides a wonderful backdrop. The historic Royal Burgh of Jedburgh lies approximately 4 miles to the north and is a bustling town with a full range of services including primary and secondary schooling. The Cheviot Hills and the Border Lands are well known for the high-quality livestock they produce. Farming needs are well catered for in the area with a number of agricultural suppliers, grain merchants, contractors and engineers. Livestock markets are held regularly at Newtown St Boswells, Wooler, Longtown and Hexham.

The landscape is famous for its incredible beauty, its diverse wildlife and the wealth of sporting and recreational opportunities it has to offer. This part of the south of Scotland is famous for some of the finest shooting and fishing in the country, as well as for its strong equestrian tradition. Edinburgh and Newcastle have main line railway stations which, together with the A68, provide excellent communication links to both north and south. There are regular scheduled flights from Edinburgh and Newcastle to a number of UK and European destinations.

Directions

Heading south on the A68 turn right, just after Glendouglas (approximately 2 miles south of Jedburgh) onto the unclassified road signposted to Chesters. After approximately 2 miles, Upper Ashtrees is on both sides of the road with the entrance to lot 1 on the right and the steading (and lot 2) on the left.

Upper Ashtrees – lots 1 & 2

The land for sale at Upper Ashtrees extends to approximately 155.46 acres and is currently farmed in hand. It is let seasonally for grazing and some arable cropping (for 2022 harvest field numbers 5583 and 9971 were down to barley). Ranging in altitude from between c.800 feet and c.1,000 feet above sea level, the land is classified Class 5 (i) and Class 5 (ii). The field boundaries are well maintained and have access to water troughs.





The woodland, steading and areas of rough ground, extend to approximately 13.01 acres. The flight pond, the woodland and rough ground provide shelter and are a haven for wildlife. They also form the basis of an entertaining rough shoot. The farm buildings are located in lot 1, just to the north of the public road. They include cattle shed, lambing shed and machinery store. There is also a stackyard. A right of access to field number 9971 will be granted over the top part of the private road leading to Upper Ashtrees House. Otherwise access to lot 2 is from the public road (see field plan for lotting, acreages and land use.)







Services

Private water supply; lot 1 has a private electricity supply by way of a generator. These services have not been tested by the selling agents, so no warranty is given.

Sporting rights

The sporting rights are in-hand and are included in the sale.

Timber and minerals

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

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,.

Entry

Entry is available by arrangement with the seller.

Viewing

Strictly by appointment with the selling agents.

Closing date/offers

A closing date for offers may be fixed. 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 for sale. Any offer(s) by a purchaser who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that it is acceptable to the seller.

Conditions of sale

1. **Upper Ashtrees** – unless specifically mentioned, items not mentioned in the sale particulars are excluded from the sale.
2. **Farm in-going** – in addition to the purchase price, the purchaser will be bound to take over at valuation the following (where applicable): all growing and harvested crops including hay, straw, silage, seeds, organic fertiliser, feeding stuffs, medicines, minerals, oils, farm yard manure and commodities on the farm.
3. **Agri-Environmental Schemes**
 - i. **Basic Payment Scheme (BPS)** – entitlement to the Basic Payment Scheme is included in the sale. Upper Ashtrees has 57.52 hectares of Region 1 land (lot 1 – 22.77 hectares; lot 2 – 34.81 hectares). The BPS subsidy for 2022 will be retained by the sellers. In 2021 the payments for each of the two lots were £4,687 and £7,165 respectively.
 - ii. **Less Favoured Area Support Scheme (LFASS)** – Upper Ashtrees is eligible for payments.
4. **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.
5. **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.



Solicitors

Messrs Tait's
43 High Street
Jedburgh
TD8 6DQ
Tel: 01835 344911
Email: info@taits.co.uk

Local authority

Scottish Borders Council
Council Offices
Newtown St Boswells
Melrose
TD6 0SA
Tel: 01835 824 000
customerservices@scotborders.gov.uk

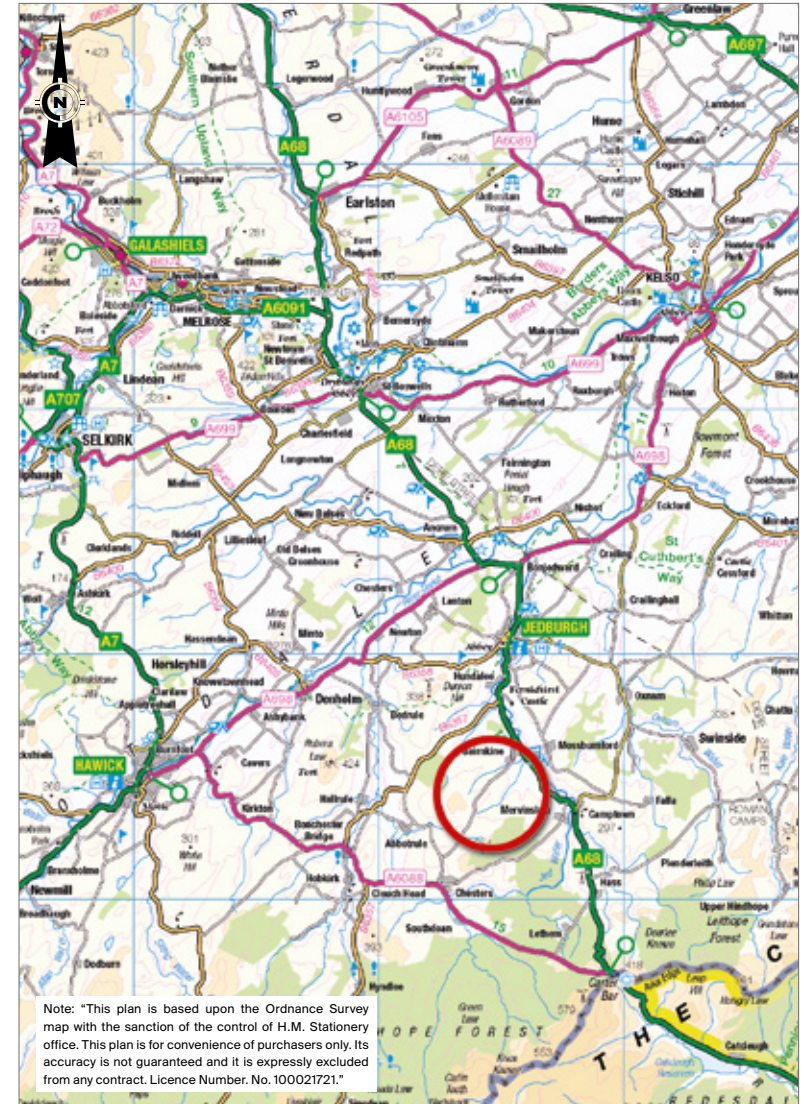
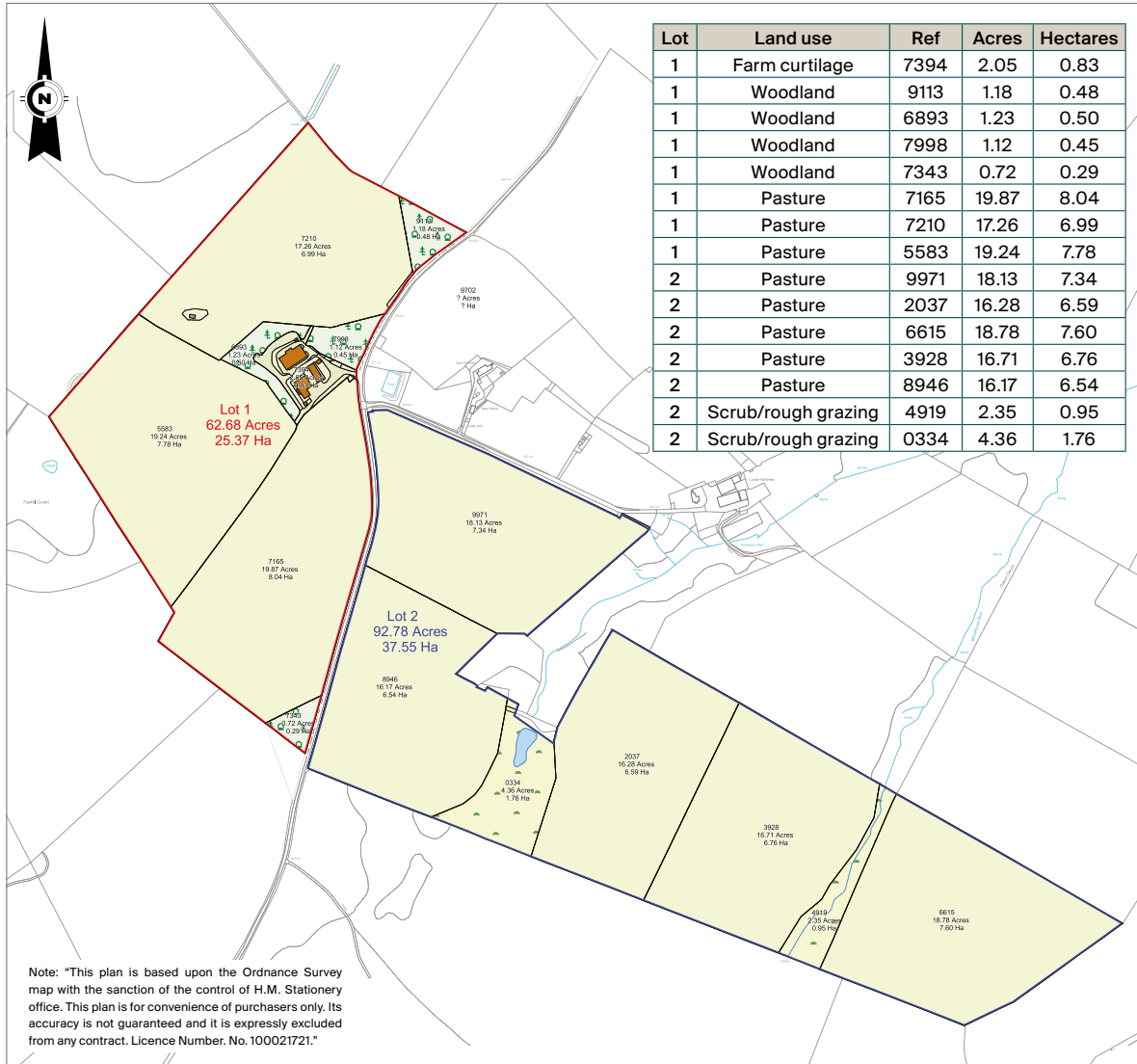
Offers

Lot 1 – offers over £265,000
Lot 2 – offers over £350,000
The whole – offers over £615,000

AFRC-RPID

Cotgreen Road
Tweedbank
Galashiels
TD1 3SG
Tel: 01896 892 400





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.

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Particulars dated September 2022. Photographs dated July 2022

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