



NETHERURD HOUSE



ON THE INSTRUCTIONS OF THE TRUSTEES OF GIRLGUIDING SCOTLAND

NETHERURD HOUSE

BLYTH BRIDGE | WEST LINTON | PEEBLESSHIRE | EH46 7AQ

GEORGIAN MANSION IN BEAUTIFUL GROUNDS

Ancillary accommodation and land suitable for a variety of uses

Currently used as a residential, outdoor activity centre

Category B Listed Georgian mansion

Extensive reception space and bedrooms

Beautiful grounds with garden, pond, parkland and woodland

Conference facility with 14 bedrooms

Long tree lined drives. Gate lodge

About 27.73 acres in all

FOR SALE AS A WHOLE OR IN THREE LOTS

SUMMARY

Netherurd is a compact and well situated country estate which provides the buyer an opportunity to further develop its existing use as a residential, outdoor activity centre.

The estate is centred on a Georgian mansion which offers magnificent reception rooms and extensive bedrooms, many with en suite facilities. It is set in beautiful grounds with paddocks and woodland, together with a purpose-built training / conference facility located in the walled garden. There is a lodge at the entrance.

Lot 1. Netherurd House and 24.91 acres

Georgian mansion with double drawing room, library, office, lounge / bar, dining room and conservatory.
Kitchen and preparation rooms. Staff flat and stores.
19 bedrooms with shower rooms.

Lot 2. Garden House and 2.67 acres

Purpose built modern external conference centre.
11,500 ft² with 14 bedrooms, 2 lounges and conference hall

Lot 3. East Lodge and 0.15 acres

One bedroom lodge





SITUATION

Netherurd House is set in about 27 acres of its own grounds in the rolling countryside of the Scottish Borders. The property is situated in a pleasant rural location, yet is only 23 miles from the centre of Edinburgh.

The conservation village of West Linton and market town of Peebles have an excellent range of local facilities, including shops, post offices, leisure centres with swimming pools, and both primary and secondary schools.

The property is well situated for Edinburgh and for routes to the south. The Edinburgh City Bypass is 19 miles to the north and gives access to Edinburgh International Airport and the motorway network. The A701 provides a good link south via Moffat to the M74 which continues south past Carlisle joining the M6. Glasgow is 42 miles away.

Netherurd House is well positioned for outside recreation. The Pentland Hills Regional Park is popular for walking, mountain biking and fell running, and is home to the Midlothian Ski Sports Centre. The Glentress mountain biking area is at Innerleithen with further cycle trails within the 7stanes network. There are golf courses at West Linton, Glencorse and Peebles, with all the links courses of East Lothian accessible via the Edinburgh City Bypass.



LOT 1 NETHERURD HOUSE 24.91 ACRES

Netherurd House is a beautiful Georgian mansion with a lovely setting in its own grounds.

The original house was erected between 1791 and 1794 by William Lawson of Cairnmuir and later sold to John White of Drumelzier. The house was altered and enlarged at various times.

In 1942 Netherurd House was acquired by Major Edward Thomson, an Edinburgh shipping business owner. Thomson had previously bought the neighbouring estate of Castlecraig which had been used as an auxiliary hospital for war wounded. His wife Betty was the first leader of the West Linton Guides in 1924. Netherurd was unfurnished but beds were acquired from Castlecraig. In 1944 Edward and Betty allowed the Girl Guide Association Scotland (now known as Girlguiding Scotland) to use Netherurd House and garden for a nominal rent. In 1952 he gave the house and part of the grounds to Girlguiding Scotland outright as a training centre. Edward Thomson died in 1977 and Betty a year later. They had no children.

The house has an impressive front façade with a pediment above over a pilastered doorway with a balcony and Palladian window above. The main house is four storeys with a Victorian wing at the back which incorporates a conservatory.

Many period features such as original timber work, cornicing and fireplaces remain. The upper floors are accessed by a beautiful front stairway with halls at each level. There are also back stairs and a lift to the first floor.









ACCOMMODATION

Pillared entrance to hall with stairway to first floor. Library with tiled fireplace with wooden mantel. Office with bay window to the west. Corridor with servery off to dining room.

Commercial kitchen in centre of house with four oven AGA. Back kitchen and stores. Cloakroom with two WCs and lift to first floor. Two further WCs at back door.

Off the dining room is the conservatory which has an accessible WC. There is a staff flat with sitting room, bedroom and bathroom.

First Floor

The first floor is the principal floor of the house. It has a magnificent hallway or landing with the Palladian window. To the west are two drawing rooms linked by retractable, sliding doors. Both rooms have lovely fireplaces. To the east is a lounge / bar with fitted dresser and a lift to the ground floor. There is an office behind and a block of five WCs.

The second floor also has an impressive hall or landing. There are four principal bedrooms to the front of the house all with en suite shower rooms. There are two further double bedrooms and three single bedrooms served by four shower rooms.

The third (or attic) floor has a central hall with four shower rooms and four WCs. There are ten bedrooms on this floor, one of which has its own shower room.

Back Quarters

Adjoining the staff flat to the rear, but accessed by outside doors only, is a range of rooms previously used as a shop, laundry and accessible apartment (with ramp).



NETHERURD HOUSE

1,305.25 SQ.M (14,050 SQ.FT)

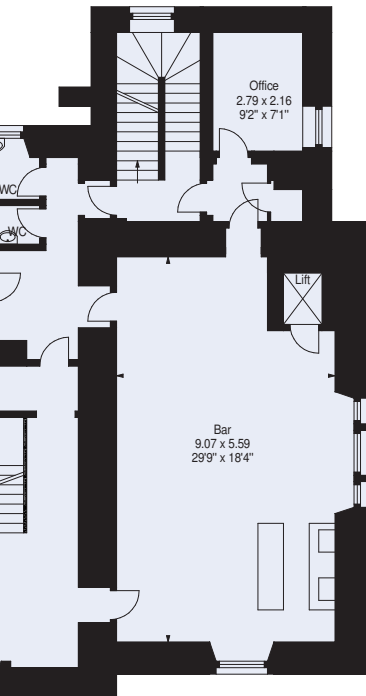
(including storage)

CELLAR 18.67 SQ.M (201 SQ.FT)

Gross Internal Area
For Identification Purposes Only



SECOND FLOOR



THIRD FLOOR



GARDENS AND GROUNDS

Netherurd House is set in gardens, parkland and wooded policies extending to 24.91 acres.

The gardens run along a terrace to the west of the house. There is a paved sitting area with a small formal garden laid out below. Below this is a sweeping area of lawn with the Back Burn running through it and the bridge leading to the tarmac parking area at the front door. To the west of this area is a large pond surrounded by trees.

Beyond the pond is a long strip of woodland with the west drive running along its edge, going all the way to the west entrance which is off the A721. The drive from the house continues to the main entrance to the east, with a narrower strip of woodland alongside it.

To the north of the house is a triangle of land which connects to the old tennis court site. A canvas shelter for outdoor activities has been created here. There are also two large wooden climbing structures with climbing apparatus (only to be used under supervision of qualified instructors). There are wooden stores.

Between the house and the walled garden is the Crossroads Field. This has a wooden pavilion overlooking it and the Back Burn running to a pond in the bottom corner. It has been used as a camping site by Girlguiding Scotland.

To the south of the drive is the Bryland Site. This field has a wooden clad cabin with fixed WCs and showers in front. In the paddock there are six wooden 'Hobbit houses' with built in benches. There are also two open fronted wooden shelters.







LOT 2 GARDEN HOUSE 2.67 ACRES

To the east of the Crossroads Field is a walled garden. Girlguiding Scotland built an accommodation and conference facility in the walled garden in the early 2000s.

This is a substantial, single storey building with 11,500ft² of accommodation. It is built in three blocks. The central block contains a large conference room which can be divided into two by retractable doors and has two kitchens behind. There are entrance halls either side with vestibules to front and back. Off this are service rooms, stores and laundries.

The two wings are mirror images of each other. Each wing has four dormitories with two shower room blocks containing two showers and three WCs each. There are two staff bedrooms with a shared sitting room, two shower rooms and a first aid room. Facing into the garden is a lounge, an accessible bedroom with accessible bathroom and WC.

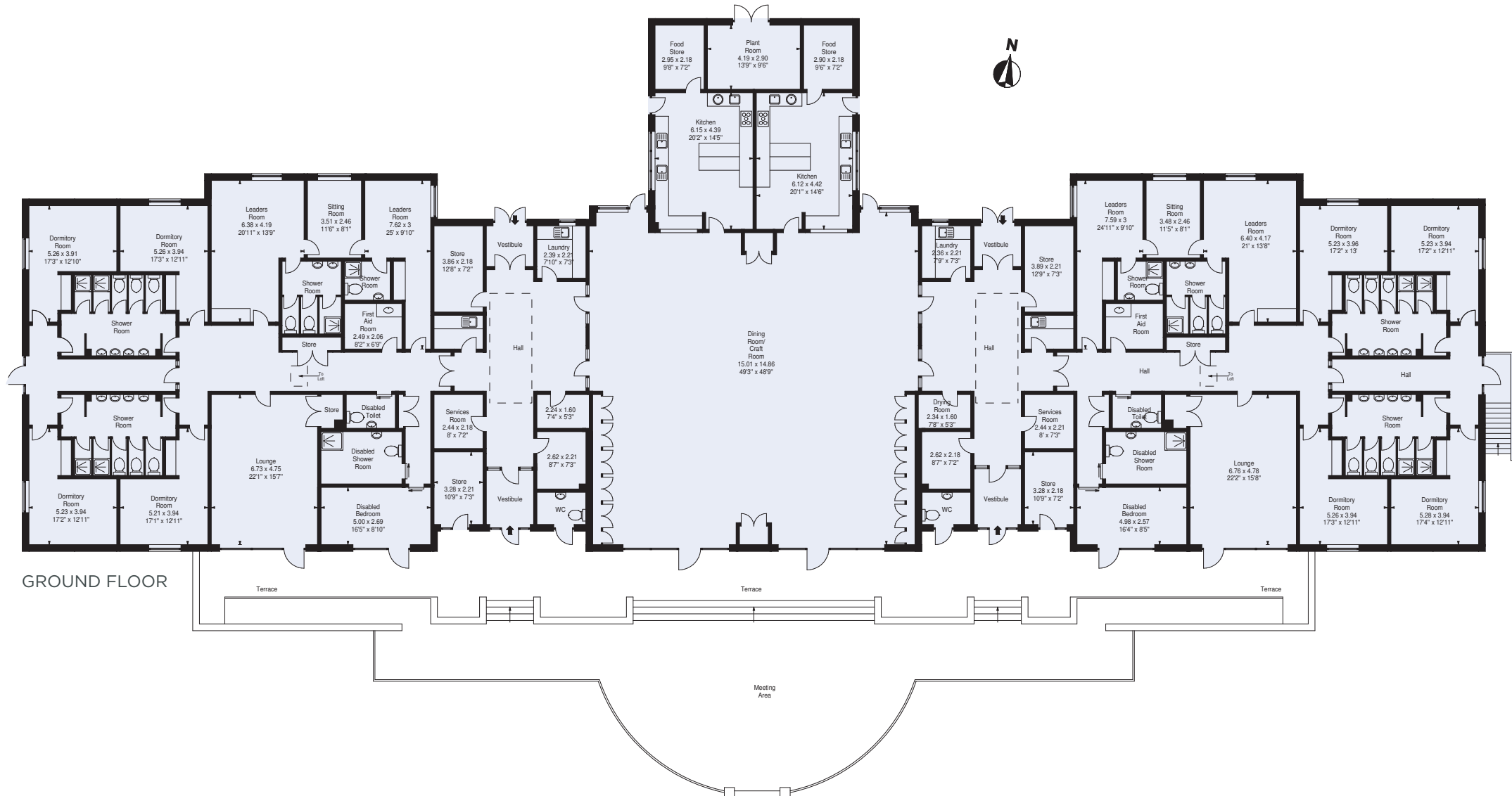
There is a parking area off the drive to the south of Garden House with space to park buses.





1,075.60 SQ.M (11,578 SQ.FT)

Gross Internal Area
For Identification Purposes Only







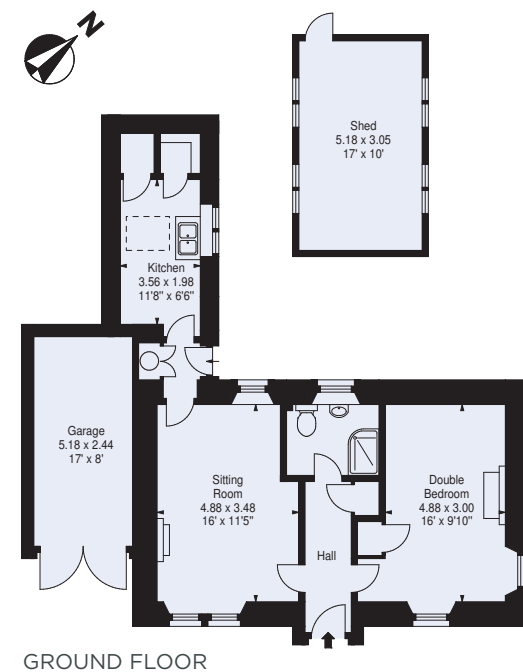
LOT 3 EAST LODGE 0.15 ACRES

At the main entrance is a delightful, stone built gate lodge. The main part contains a hall with a sitting room on one side and bedroom on the other. There is a shower room behind. The kitchen is to the side and there is a lean to garage.

EAST LODGE 71.72 SQ.M (772 SQ.FT)

(INCLUDING GARAGE)

Gross Internal Area
For Identification Purposes Only



PLANNING

Savills Planning Department have prepared a Planning and Development Review which is available from the selling agents on request.

This identifies that the opportunities at Netherurd House largely lie in:

- The continuation of a leisure/business use;
- Creation of new leisure/business use (e.g. wedding venue/corporate hospitality/conference centre);
- The main house and garden house could be converted to provide flatted developments;
- Change of use of the main house and garden house to single residences;
- Adaptation of the main house and garden house to provide short-term letting accommodation;
- Change of use of main house to boutique hotel and provision of various accommodation options;
- Further lodge/chalet developments in the grounds;
- Opportunities for the ancillary buildings to be used as a shop/café in conjunction with other uses;
- There may be scope to develop a small number of plots on the site suitable for self-build;
- There may also be scope for a small-scale renewable development if it was positioned sensitively and had no major technical constraints.

The site has two main constraints in terms of environmental, historical and cultural assets. These are flood risk and historic buildings. Any proposal for additional buildings would need to be supported by flood risk assessments demonstrating that the alternative use did not increase the chance of flooding and would not be affected by flooding. Any renovation and alteration to Netherurd House would need Listed Building Consent. All alterations will need to be sensitive and it is unlikely that the main house can be extended any further. There would need to be sufficient areas of parking developed for visitors/residents under these proposals. The council will assess increased traffic generation and the effects on the countryside of any future development.

It is prudent that any future owner enters into initial discussions with Scottish Borders Council to establish whether it is likely they will approve proposals before submission of any formal planning applications. This can be done through the Council's Pre-application Enquiry Service which allows early informal feedback to be gained which reduces risk going forward.

CLAWBACK

Girlguiding Scotland, the seller, wishes to agree with the purchaser[s] that any development value realised beyond existing floor areas, or additional planning consents achieved, are subject to a share of value increase with the Charity.

Offerers are asked to stipulate what percentage uplift they will offer, if any, for the period 10 years and 5 years thereafter, a total of 15 years. Bids when compared will take account of clawback offered, if any. Bidders can offer on the basis of price with clawback and price without, or both.

The clawback will be a title condition secured in the usual terms and transferable to any other purchaser following first sale, and continues thereafter for the period of 15 years. Details will be agreed on conclusion of missives.

GENERAL REMARKS & STIPULATIONS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Solicitor

Lindsays, Caledonian Exchange, 19A Canning Street, Edinburgh, EH3 8HE

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Services

- Mains electricity. Mains water via private pipe from A701.
- Private drainage from both Netherurd House and Garden House to Klargester septic tank (situated to south of walled garden forming part of Lot 2).
- The Bryland site has its own septic tank at the toilet block area. East Lodge has its own septic tank located on the driveway embankment.
- Central heating and hot water to Netherurd House and Garden House from oil fired boilers.

Access

- Neighbouring Netherurd Home Farm has access over all the driveways and over the track behind the house which leads to their fields. Maintenance is set according to the title deeds.
- Netherurd House has a servitude right of access over the south drive to the entrance with the whale bone archway.

Local Authority, Rateable Value & EPC

- Netherurd is in Scottish Borders Council. Netherurd House (including the Garden House) has been used as a training centre with a Rateable Value of £109,500.
- The East Lodge is Council Tax Band B.
- EPC = F

Conservation Area and Listing

Netherurd House is Listed Category B. There is the site of a medieval village in the Crossroads Field.

Fixtures & Fittings

The mirror above the fireplace with the plaque is specifically excluded.

A list of furniture and other contents available to be bought separately will be provided.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

IMPORTANT NOTICE Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared October 2020 Photographs taken September 2020

Brochure Code: 201020

DIRECTIONS

Take the A701 south from Edinburgh. At the Gowkley Moss roundabout near Roslin, take the second exit and follow signs for the B7026 which bypasses Penicuik. At the Leadburn Junction, continue straight over onto the A701, passing through the small villages of Romanno Bridge, Mountain Cross and Blythe Bridge.

Just after Blythe Bridge take the right hand turning onto a minor road. The Lodge and front gates to Netherurd House are on the left hand side. Follow the drive up to the front of the house which is on the right and approached over a bridge.



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