

WESTER MELVILLE

LASSWADE • EDINBURGH



savills



WESTER MELVILLE

LASSWADE • EDINBURGH • EH17 8SB

Lasswade 0.5 miles, Loanhead 2 miles, Edinburgh City Centre 6 miles
(all distances approximate)

Compact farm on the southern fringe of Edinburgh

LOT 1

Period Farmhouse (4 bedrooms)
Range of modern and traditional farm buildings
8.47 acre paddock

LOT 2

Traditional detached cottage (2 bedrooms)

LOT 3

60 acres arable
1.48 acres pasture & woodland

ABOUT 73.05 ACRES (29.56 HECTARES) IN ALL
FOR SALE AS A WHOLE OR IN UP TO THREE LOTS



Savills Edinburgh

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SITUATION

The conservation village of Lasswade is just one mile south of the farm and is a well-established and sought after residential area. The City Bypass is half a mile away, while Edinburgh city centre lies six miles to the north. There are excellent services in the area with good local shopping and schooling and a wide range of recreational facilities, as well as a number of golf courses including Kings Acre, Broomieknowe and the Melville Golf Centre. The Pentland Hills offer a variety of picturesque walks and the Hillend dry ski slope. Various highly rated independent schools are within easy reach, including Merchiston, George Watson's, Fettes and Loretto. Lasswade is also well located for access to Edinburgh Airport and the central Scotland motorway network.

DESCRIPTION

Wester Melville is a compact arable farm in a highly accessible location a short distance south of Edinburgh.

The farm comprises an attractive period farmhouse in need of renovation, a traditional cottage, approximately 8,800ft² of traditional stone buildings, useful modern farm sheds and 69.06 acres of productive farmland.

Given Wester Melville's proximity to Edinburgh and its location between the settlements of Lasswade and Loanhead the land may offer medium to long term potential for development. In the short term the traditional farm buildings may offer potential for conversion. Both opportunities would be subject to obtaining the appropriate permissions.

The farm is offered for sale as a whole or in up to three lots which can be summarised as follows:

- Lot 1 – Wester Melville Farm - 10.71 acres
- Lot 2 – Wester Melville Cottage - 0.27 acres
- Lot 3 – Land at Wester Melville - 62.07 acres

LOT 1 – WESTER MELVILLE FARM

FARMHOUSE

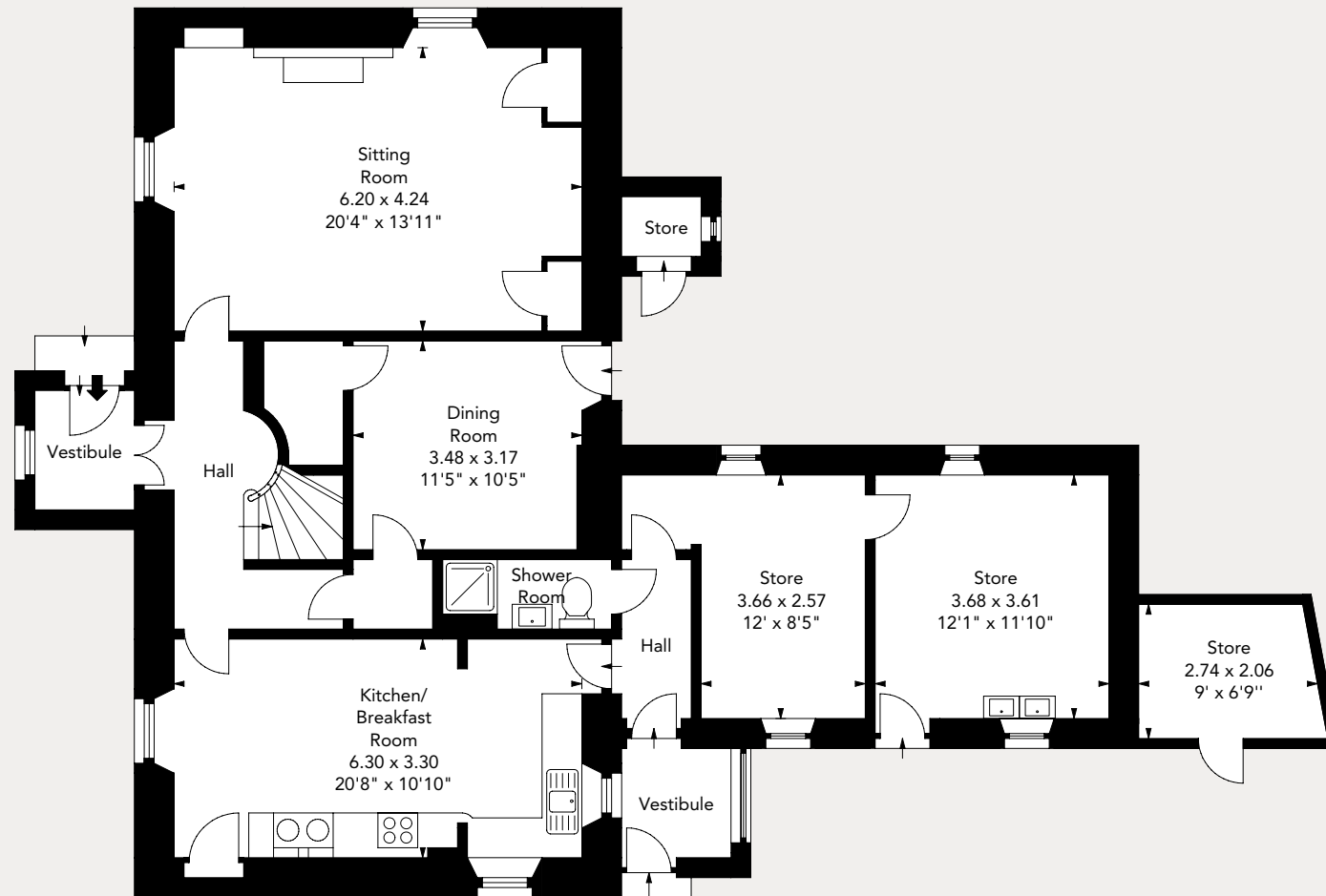
Wester Melville Farmhouse is an attractive period farmhouse occupying an elevated south-east facing position affording fine views across to North Berwick Law and Bass Rock to the east and the Pentland Hills to the west. This attractive house is of stone construction under a pitched slate roof with timber sash and case windows. While the house retains much of its original character, the accommodation is in need of renovation but offers potential to create a fine family home. The accommodation is as shown on the floor plan and in summary comprises two reception rooms, a kitchen, WC and ample storage to the rear. On the first floor there are four bedrooms and a bathroom off a galleried landing.

To the west of the house is an enclosed garden which adjoins the traditional steading and incorporates the patio area to the rear of the house. Beyond the garden is an 8.47 acre paddock which is suitable for both stock and horse grazing.

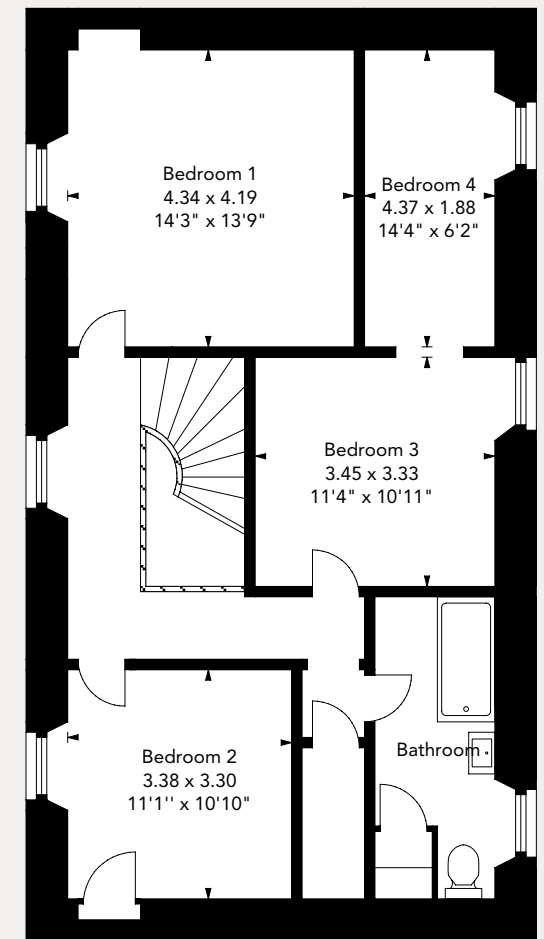


Wester Melville Farmhouse

Gross internal area w(approx.):
207.26 sq.m (2231 sq.ft) (Including Stores)
For identification only. Not to Scale.



GROUND FLOOR



FIRST FLOOR

FARM BUILDINGS

Wester Melville is equipped with an extensive range of attractive traditional farm buildings and useful modern sheds which are accessed off the main farm track. The approximate dimensions and construction are as follows:

- Store (8.9m x 6.8m) – Timber frame clad with corrugated iron sheeting.
- Straw shed (26.1m x 6m) – Steel portal frame clad with box profile sheeting.
- General purpose shed / cattle court (23.4m x 15.4m) – Steel portal frame with box profile roof and hardcore base.
- General purpose shed (20.7m x 11.6m) – Steel portal frame with corrugated roof and concrete floor.
- Range of traditional stone built buildings arranged around a courtyard extending to approximately 500 sq.m. Some of the buildings have been adapted to provide stock housing.
- Former cattle courts (17.4m x 15.5) - Predominantly brick and timber construction under a tile roof.



LOT 2 – WESTER MELVILLE COTTAGE

Wester Melville Cottage is an attractive single storey detached cottage of traditional stone construction under a slate roof.

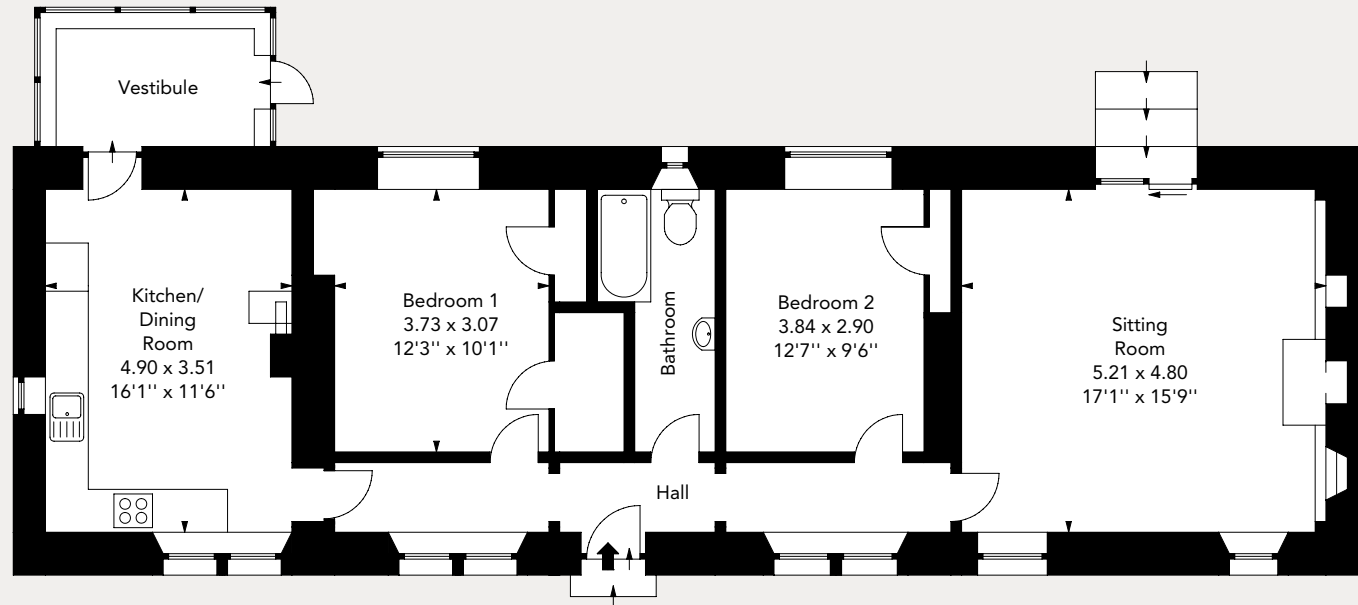
Internally the accommodation includes a sitting room with door opening onto the garden, a kitchen and two bedrooms. To the rear is a large garden with fine views eastwards over the surrounding countryside. It is currently occupied by under the terms of a Short Assured Tenancy.

Wester Melville Cottage

Gross internal area(approx.):

96.34 sq.m (1037 sq.ft)

For identification only. Not to Scale.



GROUND FLOOR

LOT 3 – LAND AT WESTER MELVILLE

Lot 3 comprises a 60.59 acre arable field and a narrow strip of woodland and rough grassland extending to 1.48 acres which runs along the north eastern boundary. The land is categorised as Class 3₍₁₎ with a small area of Class 2 and lies between 110m and 130m above sea level. The soils across the field have an excellent working depth and are described as a medium loam derived from the Rowanhill / Clifnock soil association characterised by Brown soils and Mineral gleys, and are capable of growing excellent yields of cereal crops. The present farming system is based on a rotation involving winter wheat and winter oil seed rape. Access is taken off the main farm track via a set of double gates.



GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

Entry and possession

Entry and possession will be by arrangement.

Directions

Turn off the Edinburgh City Bypass at the Lasswade Junction (A768). Turn right at the junction onto Lasswade Road and continue for 500 metres before turning right into the farm drive. Continue along the farm drive to the house and buildings.

Ingoing Valuation

The purchaser(s) of Wester Melville, 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 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 Savills shall certify on account at the valuation pending agreement.

Services, Council Tax and Energy Performance Rating

Property	Occupancy	Services	Council Tax Band	EPC Rating
Farmhouse	Owner occupied	Mains water and electricity, private septic tanks, oil fired central heating, phone line	F	F
Cottage	Short Assured Tenancy		C	F

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.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

- The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.
- If the property is sold in lots appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.
- There is a wayleave agreement in favour of Scottish Power in connection with overhead power lines and pylons crossing the farm.
- A gas pipeline passes under Lot 3 towards the northern boundary.
- An underground mains sewage pipe passes under the drive and crosses Lot 3.
- There is a right of access over the main farm drive in favour of a third party for access to neighbouring fields.

Basic Payment Scheme (BPS)

The farmland is eligible for BPS payments. Further details are available from the selling agents.

Sporting Rights

The sporting rights are in hand.

Mineral and Timber Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Environmental

There is a historic quarry located towards the northern boundary of Lot 3 which was later used as a refuse tip before being in-filled in about 1990.

Future Development

The purchaser(s) will be obliged to enter into an agreement with the sellers whereby the purchaser or his/her successors will pay the sellers 30% of any net uplift in value beyond the current use of the subjects for a period of 30 years from the date of entry.

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

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

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

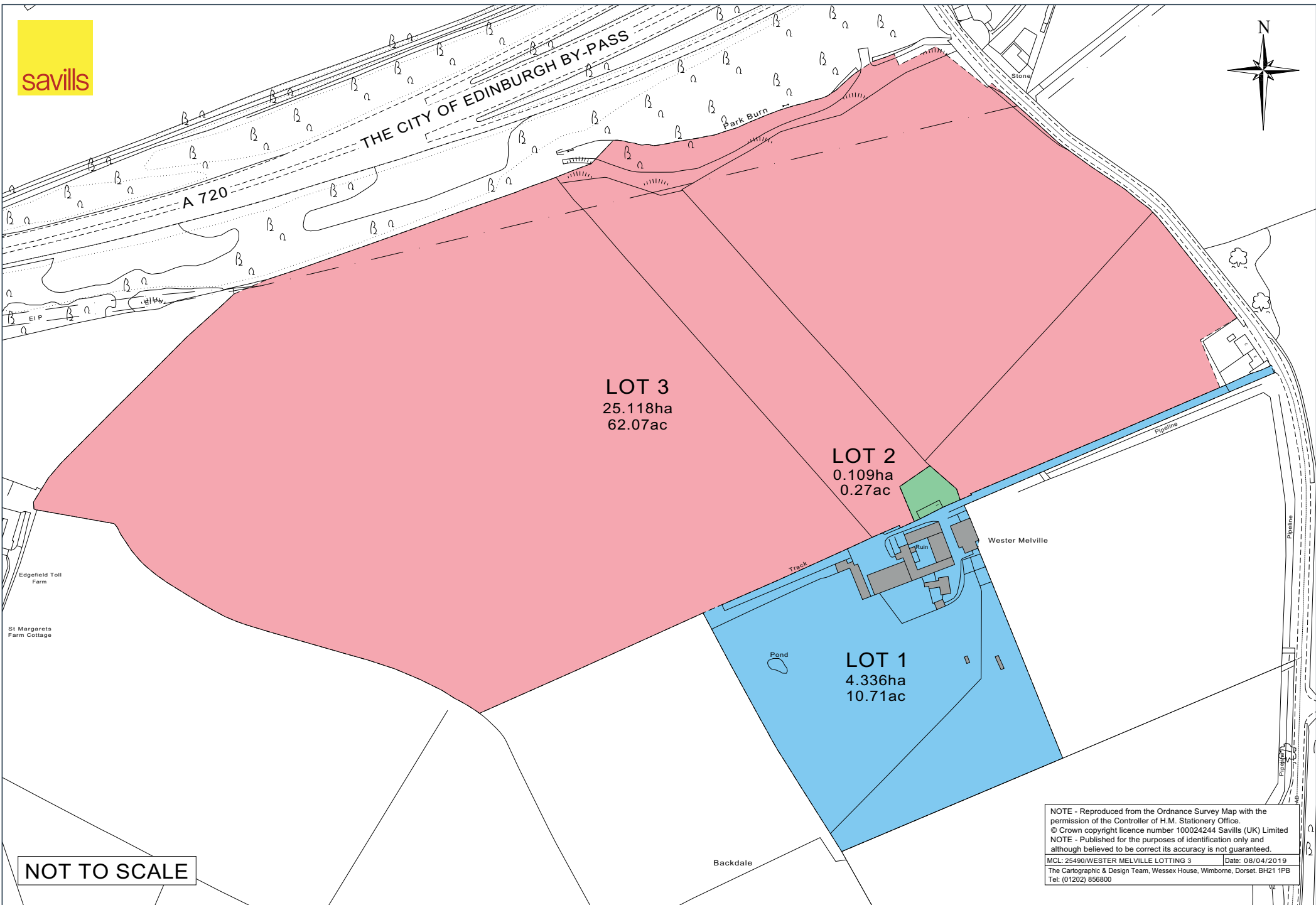
Agents Note

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

IMPORTANT NOTICE

Savills and their clients 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, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 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. 190515LF





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MCL: 25490/WESTER MELVILLE LOTTING 3	Date: 08/04/2019
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