

# BEWLIEHILL

MELROSE • ROXBURGHSHIRE







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Lilliesleaf 2.5 miles, St Boswells 4.5 miles, Melrose 7 miles, Berwick-upon-Tweed 35 miles,  
Edinburgh City Centre 44 miles (all distances approximate)

Attractive residential and arable farm in the heart of the scottish borders

Farmhouse (3 reception rooms and 5 bedrooms)

Beautifully maintained gardens and hard tennis court

Timber chalet

Modern and traditional farm buildings with development potential

216 acres arable

81 acres pasture

24 acres woodland

Informal shoot and trout fishing on the Ale Water

Two cottages available in addition

**ABOUT 336 ACRES (136 HECTARES) IN ALL.**

**FOR SALE AS A WHOLE OR IN UP TO THREE LOTS**

**Savills Edinburgh**

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## SITUATION

With a backdrop of the Eildon Hills to the north, the more open farmland of Berwickshire to the east, and the Cheviot Hills to the south, Bewliehill sits amongst some of the most beautiful and varied countryside in the south of Scotland. The immediate area is particularly appealing with rolling farmland, quiet hedge-lined country roads, neat coverts and established woodland.

The Borders is a genuinely rural area which is famed for its scenic landscapes, productive farmland and country sports. The nearby River Tweed is one of Scotland's finest salmon rivers and the well managed grouse moors of the Lammermuirs lie to the northeast. This is also a wonderful area for riding lying in the heart of the Duke of Buccleuch hunt country, with a further three active packs nearby (Lauderdale, Berwickshire and Jedforest hunts) together with their respective pony clubs. Kelso Racecourse is an easy drive to the east and the Ian Stark Equestrian Centre is just 7 miles to the west. There are many golf courses in the area, including the picturesque 9 hole course at St Boswells, the 9 hole course in Melrose at the foot of the Eildon Hills and the championship course at The SCHLOSS Roxburgh near Kelso.

Despite its tranquil rural location, Bewliehill is close to local amenities with the village of St Boswells 4.5 miles to the north east offering a small range of independent shops including a butcher and an award-winning book shop with a café and delicatessen. There is also a popular traditional inn.

Melrose is a thriving town, lying at the heart of the local community, home to the internationally renowned Melrose Sevens and the popular Borders Book Festival. It provides a good range of shops and excellent restaurants. St Mary's preparatory school sits in the centre of the town. Galashiels and Kelso provide the principal professional services and shopping in the area including supermarkets.

Edinburgh city centre (44 miles) is highly accessible either via the A68 through Lauderdale or via the A7, with the railhead of the new Edinburgh-Borders railway 8 miles away

at Tweedbank. Berwick-upon-Tweed lies 35 miles to the east and offers a regular rail service on the main east coast line to London King's Cross (journey time from 3 hours 40 minutes). Both Edinburgh Airport (51 miles) and Newcastle Airport (60 miles) offer a wide range of domestic, European and international flights.

The area is well served by numerous grain merchants, agricultural suppliers and livestock markets, including St Boswells and Wooler (35 miles). The major agricultural show, The Border Union, takes place in July at Kelso and the annual Kelso Ram Sales in September is the largest event of this type in Europe.

## DESCRIPTION

Bewliehill is a most attractive farm lying in a peaceful position within a large bend in the Ale Water. At its heart stands a fine period house approached via a tree lined drive and surrounded by immaculately maintained gardens. The gently rolling land comprises 297.71 acres of productive farmland and 24.41 acres of mature woodland strips, which not only provide shelter and amenity but are a defining feature of the farm.

The land is currently managed under the terms of a contract farming agreement with the present farming system based around an arable rotation which has included spring barley, winter barley, oil seed rape and winter wheat. Typical yields in recent years have averaged 3.6 tonnes/acre for winter wheat, 3.0 tonnes/acre for winter barley, 2.8 tonnes/acre for spring barley and 1.3 tonnes/acre for oil seed rape. The pasture towards the western end of the farm is let on a seasonal basis.

To the rear of the farmhouse is a well maintained range of modern and traditional stone buildings which, subject to gaining the necessary consents, could offer potential for conversion to alternative uses. Both the former granary and cart shed are of a scale and architectural character which may be particularly suitable for residential use. In addition, the fields surrounding Bewlie may offer potential for two house sites subject to obtaining the relevant permissions.

The current owners have enjoyed an excellent informal shoot





over the farm and a small number of pheasants have been put down in the past. The farm's natural topography, coupled with the mature woods and hedges, provide the foundation of the shoot. There are a number of roe deer on the farm which provide the opportunity for the occasional stalking excursion. For the fisherman, the gently flowing Ale Water, an upper tributary of the River Tweed, offers 1.75 miles of trout fishing.

The farm is offered for sale as a whole or in up to three lots, as follows:

**Lot 1 Bewliehill Farm**

- House and gardens
- Modern and traditional buildings
- 174.38 acres arable and pasture
- 18.88 acres woodland
- Fishing on the Ale Water

About 205 acres in total

**Lot 2 South Bewliehill**

- 68.50 acres arable and pasture

About 70 acres in total

**Lot 3 West Bewliehill**

- 54.83 acres pasture
- 5.54 acres woodland

About 61 acres in total



## LOT 1 - BEWLIEHILL FARM

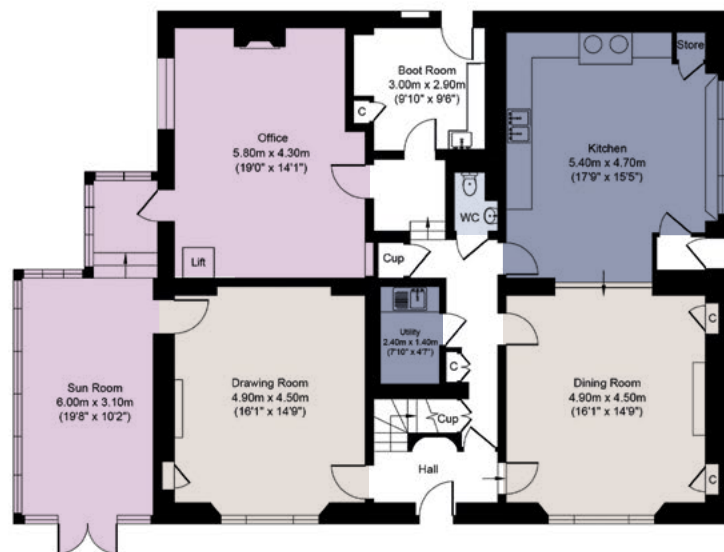
### Farmhouse and Gardens

The house at Bewliehill sits in an elevated position at the head of the tree lined avenue with a fine southerly outlook over the Roxburghshire countryside. Situated on the southern side of the farm buildings, it is accessed by its own private drive with a secondary drive for farm traffic to the west.

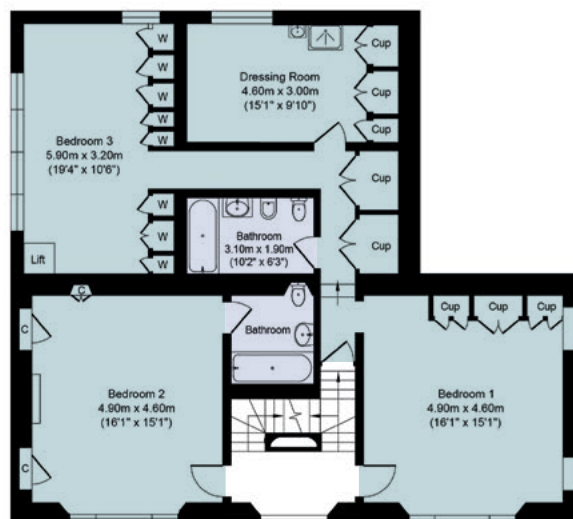
The stone farmhouse provides comfortable family accommodation with good entertaining space, while maintaining the practicalities of a working home. The accommodation is laid out over three floors and the internal layout is as shown on the floor plans.

The open plan kitchen, complete with AGA and fitted wall and floor units, and dining room form a focal point for the house and provide an ideal space for modern family living. The principal reception rooms and bedrooms to the front of the house all have beautiful views over the gardens and farm beyond. Off the front hallway there is a well-appointed drawing room with a working open fire and a recessed display cabinet. A conservatory off the western gable end links the drawing room to a comfortable office to the rear of the house with a wood burning stove. There is a useful boot room at the back door.

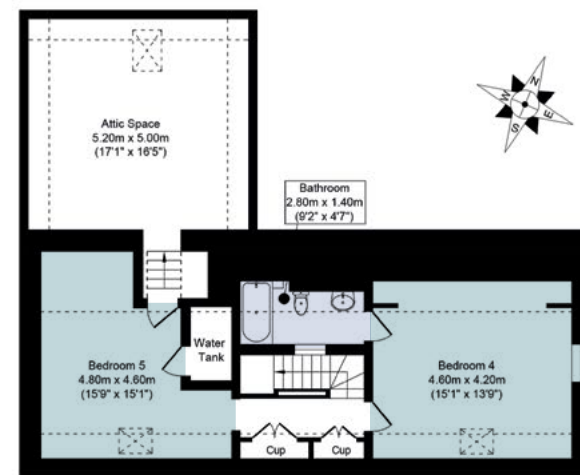
On the first floor a split landing provides access to the two double bedrooms (one en suite) to the front of the house and a family bathroom and bedroom suite to the rear. There are two further bedrooms (one en suite) on the second floor with access to a floored attic.



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area:  
3,950 sq.ft / 367.05 sq.m



A thoughtfully designed and beautifully maintained garden lies to the front of the house, with attractive mixed borders featuring roses, camellia, and herbaceous plants lining the lawns and pathways. The garden is enclosed by beech and holly hedges which provide shelter without blocking the sunlight. A particular feature is the 'window' cut through the hedges providing a viewing point looking west over the fields. At the bottom lies the orchard with apple and plum trees.

There is also a productive kitchen garden and fruit cage growing redcurrants, blackcurrants, strawberries and raspberries. To the west of the garden there are a number of mature trees, a hard tennis court and a timber chalet which provides useful overflow accommodation or could be used as an office/studio.

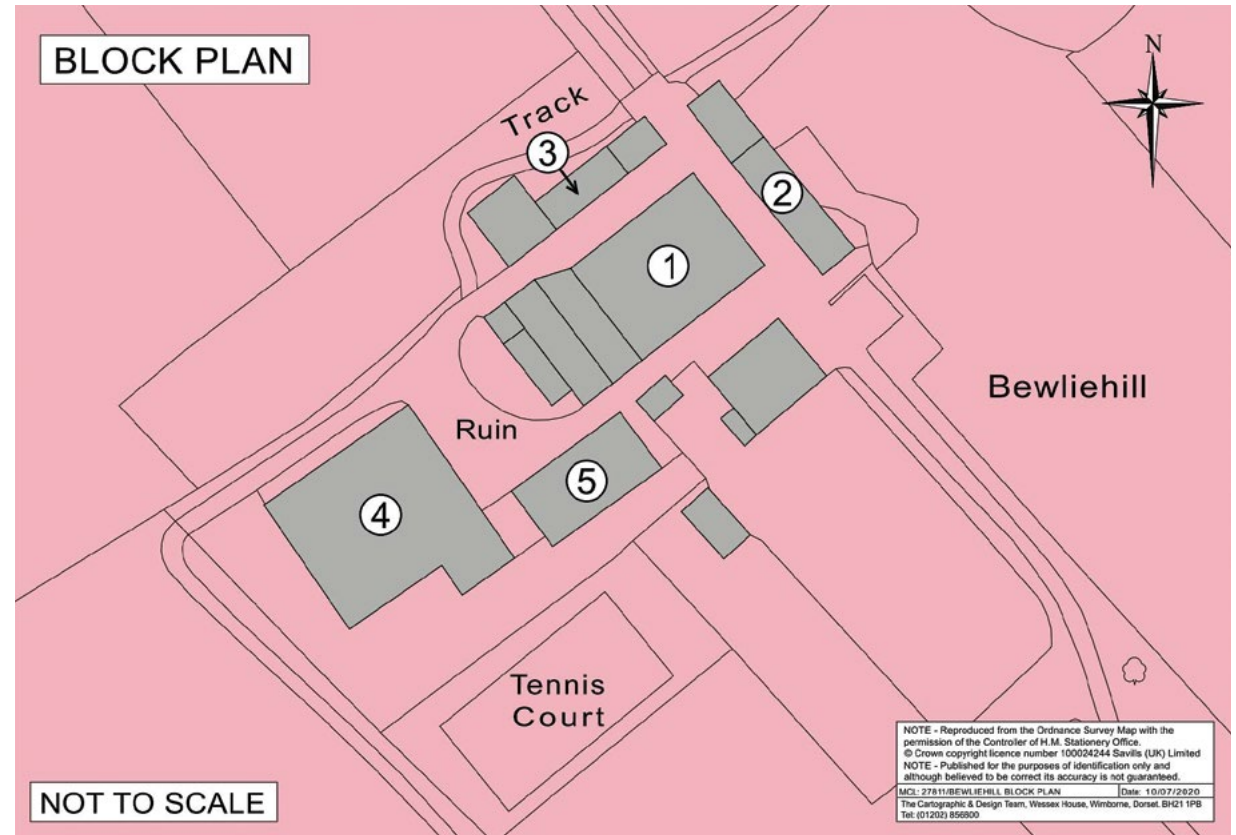




### Farm Buildings

Bewliehill is equipped with a useful range of farm buildings which have been well maintained and currently provide convenient storage and stabling. Situated towards the centre of Lot 1 they are readily accessible from the surrounding fields and the back drive provides easy access for lorries and farm machinery without disturbing the house. The approximate external dimensions and construction are as follows:

- 1. Central range (38m x 20m)** built from stone under a slate/corrugated roof which includes a cattle court with raised central passage, three timber loose boxes, byre, stores and a former grain store with handling equipment and four grain bins.
- 2. Eastern range (22m x 6m)** built from stone under a slate roof including a tackroom, double garage with loft above, loose boxes with access to paddock. Adjoins an open fronted three bay implement shed with a corrugated roof (11.5m x 5.5m).
- 3. Northern range (20m x 5.5m)** built from stone under a slate and corrugated roof including stores and two loose boxes. Adjoins an open fronted implement shed and lean to of timber construction with corrugated iron cladding (10m x 9.5m).
- 4. Cattle court (27.5m x 22.5m)** – Timber frame, concrete floor, block walls, corrugated roof and raised central feed passage with feed barriers. Utilised for machinery and straw storage.
- 5. Straw shed (21.5m x 11m)** - Timber pole barn and lean to under a corrugated roof.





**Land**

Lot 1 includes eight well laid out arable fields contained within a ring fence and bounded by the wooded banks of the Ale Water on three sides. In addition there are three grass paddocks conveniently located around the steading. The farmland is mainly classified as Class 3(2) by the John Hutton Institute for Soil Research and comprises a relatively free draining medium loam, sloping north and south from a central ridge. The height above sea level ranges from 115m on the eastern boundary of the holding to 140m at highest point on the ridge.

The land can be analysed as follows:

Acres	Type	Hectares
161.68	Arable	65.43
12.70	Pasture	5.14
18.88	Woodland	7.64
11.79	Other	4.77
205.04	Total	82.98

The mature mixed hardwood and conifer woodlands are largely concentrated along the central ridge and along the banks of the Ale Water. They provide a particularly attractive backdrop to the farm as well as shelter and opportunities for sport and amenity.

### LOT 2 - SOUTH BEWLIEHILL

Situated to the south of Lot 1, below the minor public road, are two lower lying arable fields and a pasture field bounding the hamlet of Bewlie to the west. Access to all three fields can be gained off the public road and a hard track runs between Fields 13 and 20 to the southern boundary.

This parcel of productive land extends to about 70 acres in total and comprises 54.58 acres arable and 13.91 acres pasture. The land benefits from a mainly south facing aspect and is predominantly categorised by the John Hutton Institute for Soil Research as Class 3(2) and 4(1). The lowest point in the south eastern corner lies at 110m above sea level and rises up to 120 in the north western corner.



### LOT 3 - WEST BEWLIEHILL

Lot 3 is situated to the southwest of Lots 1 and 2 and consists of four permanent pasture fields bounded by the public road on two sides enabling easy access. This useful parcel of land extends to about 61 acres in total and includes 54.83 acres permanent pasture and 5.54

acres of woodland. All four fields are fenced and are watered from mains fed water trough and a watering point in the Mire Burn. A mature woodland strip running along the western end provides shelter for stock and forms a natural boundary between ownerships. It is all categorised as Class 3(2) and lies between 110m and 130m above sea level.



## GENERAL REMARKS

### Viewing

Strictly by appointment with Savills Edinburgh office (0131 247 3720). Given the potential hazards of a working farm, we request you take care when viewing the property, especially around the farmyard.

### Directions

From the north, travel south from Edinburgh on the A68 towards Jedburgh and Newcastle. 1.3 miles after St Boswells turn right onto the minor public road signposted Bewlie 3 miles. Follow the road through Longnewton bearing to the right. Continue on this road for 1.5 miles and the entrance to Bewliehill is on the right adjacent to a pair of white cottages.

From the south, travel north on the A68 towards Edinburgh. 7 miles after Jedburgh turn left onto the minor public road signposted Bewlie 3 miles. Continue as above.

The postcode is TD6 9ER.

### Entry & Possession

Entry and possession will be by arrangement.

### Excluded property

Bewliehill Cottages Nos. 1 and 2 are owned by the sellers and excluded from the sale but may be available in addition to the purchaser of Lot 1. The garden ground and garage on the opposite side of the drive to the cottages is included in the sale. The occupants of Cottage No.1 will continue to occupy the gardens and the garage for the duration of their occupation in the cottage.

### Fixtures & Fittings

All fitted carpets, light fittings and white goods in the farmhouse are included in the sale with the exception of the pendant light in the front hall and the two wall mounted candle sconces in the dining room. Some of the curtains will be available in addition by separate negotiation. All garden furniture, the sundial, statues and planters are specifically excluded from the sale.

### Ingoing Valuation

The purchaser(s) of Bewliehill, 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:

All cultivations carried out in preparation for the 2021 crop valued on a labour and machinery basis.

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.

All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.

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. 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.

### Basic Payment Scheme Entitlements

The sale will include 120.19 units of Basic Payment Scheme entitlements with a value of 160.66 euros. All payments under the current scheme year will be retained by the seller.

### Services, Council Tax & EPC Rating

The farmhouse benefits from mains water, mains electricity, oil fired central heating and private drainage to a septic tank. It is in Scottish Borders Council Tax band G and has an EPC Rating of E.

### Environmental Designations

The Ale Water falls within the Tweed Catchment Special Area of Conservation (SAC).

The whole farm falls with the Lothians and Borders Nitrate Vulnerable Zone (NVZ) with the exception of Fields 8,11 and 14.

### Sporting Rights

The sporting rights are in hand.

### Mineral Rights & Timber

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

### 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.

There is a permissive / customary footpath running through the farm between the Mire Burn and the Ale Water.

The current owner will retain a right of access over the section of drive serving Bewliehill Cottages Nos. 1 and 2 together with rights of servitude required for existing and future services.

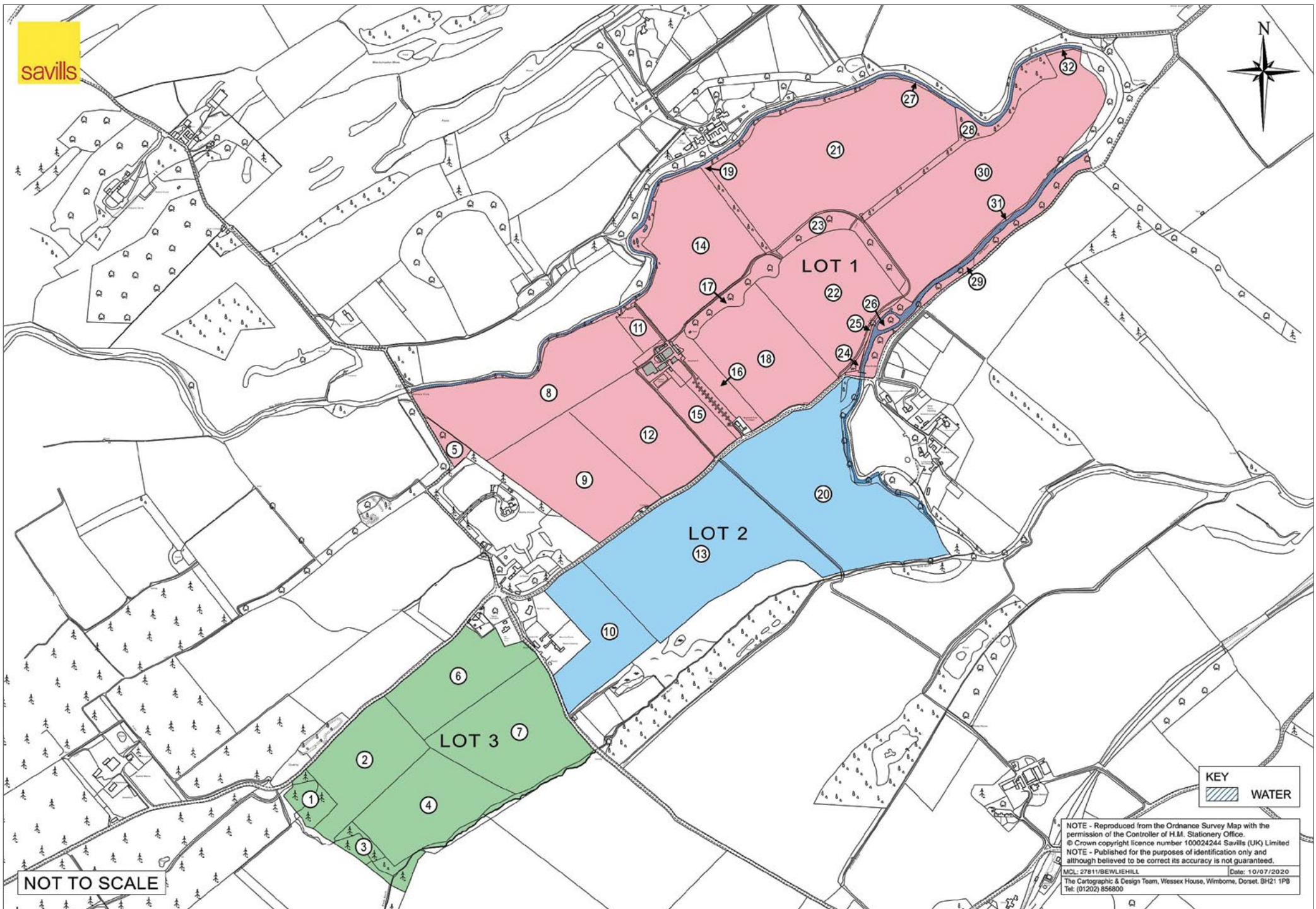
There is a right of access over Lot 2 for the purposes of shooting on the area known as Bewlie Moss.

There is a right of access through the western end of Lot 3 in favour of the neighbouring landowner.

There is a servitude in favour of the owners of Bewlie House for a septic tank outfall pipe running through Field 9.



AREA SCHEDULE											
Field Name	IACS Field No.	Arable		Permanent Pasture		Woodland		Other		Total	
		Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres	Hectares	Acres
LOT 1											
Woodland	5					0.46	1.14			0.46	1.14
Salters Ford	8	8.03	19.84							8.03	19.84
Bewlie House	9	6.23	15.39	0.29	0.72					6.52	16.11
Back Paddock	11			0.59	1.46					0.59	1.46
Stackyard	12	5.43	13.42					0.06	0.15	5.49	13.57
Well Park	14	6.97	17.22	0.23	0.57					7.2	17.79
West Paddock	15			1.35	3.34					1.35	3.34
East Paddock	16			1.31	3.24					1.31	3.24
Woodland	17					0.96	2.37			0.96	2.37
Hen House	18	5.94	14.68	0.12	0.3					6.06	14.97
Woodland	19					0.92	2.27			0.92	2.27
North Park	21	13.65	33.73	0.3	0.74			0.06	0.15	14.01	34.62
Longnewton Mill	22	6.75	16.68	0.17	0.42			0.06	0.15	6.98	17.25
Woodland	23					1.31	3.24			1.31	3.24
Woodland	24					0.08	0.2			0.08	0.2
Woodland	25					0.26	0.64			0.26	0.64
Woodland	26					0.13	0.32			0.13	0.32
Woodland	27					0.08	0.2			0.08	0.2
Woodland	28					1.66	4.1			1.66	4.1
Woodland	29					1.59	3.93			1.59	3.93
Birseslees	30	12.43	30.71	0.53	1.31					12.96	32.02
Birseslees	31			0.25	0.62	0.13	0.32			0.38	0.94
Woodland	32					0.06	0.15			0.06	0.15
	Misc.							4.59	11.34	4.59	11.34
SUB TOTAL	SUB TOTAL	65.43	161.68	5.14	12.7	7.64	18.88	4.77	11.79	82.98	205.04
LOT 2											
Steading	10			4.61	11.39					4.61	11.39
Moss Park	13	11.46	28.32	0.55	1.36					12.01	29.68
Longnewton Haugh	20	10.63	26.27	0.47	1.16			0.1	0.25	11.2	27.68
	Misc.							0.59	1.46	0.59	1.46
SUB TOTAL	SUB TOTAL	22.09	54.58	5.63	13.91			0.69	1.7	28.41	70.2
LOT 3											
Woodland	1					0.98	2.42			0.98	2.42
West Bewlie	2			4.97	12.28					4.97	12.28
Woodland	3					1.25	3.09			1.25	3.09
Burn	4			5.42	13.39					5.42	13.39
Cottage	6			4.79	11.84	0.01	0.02			4.8	11.86
East Bewlie	7			7.01	17.32					7.01	17.32
	Misc.							0.41	1.01	0.41	1.01
SUB TOTAL	SUB TOTAL	0		22.19	54.83	2.24	5.54	0.41	1.01	24.84	61.38
TOTAL	SUB TOTAL	87.52	216.26	32.96	81.44	9.88	24.41	5.87	14.5	136.23	336.62



NOT TO SCALE

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