

MOSSPEEBLE

LANGHOLM, DUMFRIESSHIRE





MOSSPEEBLE

LANGHOLM, DUMFRIESSHIRE

Langholm 6.5 miles, Hawick 18 miles, Carlisle 26 miles, Edinburgh 67 miles

SPECTACULAR AMENITY AND WOODLAND ESTATE IN SCOTLAND'S SOUTHERN UPLANDS

- Mosspeeble House (3 reception rooms, 5 bedrooms)
- Mosspeeble Cottage (2 bedrooms)
- Hartrith Cottage (3 bedrooms)
- Traditional courtyard steading with function room and bothy
- Equestrian facilities including an all weather manège and stabling
- 73 acres in-bye grazing
- 371 acres open hill and heather moorland
- 671 acres amenity and commercial woodland
- Spectacular walking and riding country
- Exceptional driven shoot and roe deer stalking
- Fishing on the Ewes Water

ABOUT 1,130 ACRES (457 HECTARES) IN TOTAL
FOR SALE AS A WHOLE

Savills Dumfries
28 Castle Street
Dumfries DG1 1DG
Tel +44 (0) 1387 263 066
dumfries@savills.com



Savills Edinburgh
Wemyss House, 8 Wemyss Place
Edinburgh EH3 6DH
Tel: +44 (0) 131 247 3720
edinburghrural@savills.com

*These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*



SITUATION

Mosspebble is located in the scenic Ewes Valley which graduates northwards from Langholm into the Southern Uplands. This glorious corner of Dumfriesshire is one Scotland’s genuinely rural areas, with a small population, no major conurbations and a landscape characterised by undulating valleys interspersed with woodland against a backdrop of heather hills. Accessibility is, however, excellent. The M6 motorway is just 19 miles to the south and provides a fast link into the heart of England. Carlisle railway station (26 miles) is on the main west coast line, with journey times to London taking just under four hours.

The town of Langholm lies at the foot of the valley six miles from the estate and just eight miles from the English Border. Langholm sits between four hills in the River Esk Valley. The highest of the four peaks is Whita Hill, on which stands a monument commemorating the achievements of Sir John

Malcolm (1769–1833) a former soldier, statesman, and historian. Known by many as the “The Muckle Toon”, Langholm is regarded to be the first of the Borders towns despite actually being in Dumfriesshire. It offers a good range of local facilities, as well as both primary and secondary schools. Further afield, Carlisle has a wide range of professional services and shopping facilities, as does Hawick (18 miles) to the north. Private schooling is available near Carlisle at Austin Friars School and the preparatory school of St Mary’s is located in Melrose (36 miles) and there are many private schools in and around Edinburgh.

Riding has always been a focal point for the local community, with the Buccleuch and nearby Liddesdale Hunts and the tradition of Borders common ridings. The Langholm common riding is in July and celebrates the town’s history and tradition.

The rideouts involve hundreds of riders trotting out of the town and along its borders to commemorate the practice from 13th and 15th centuries when there were frequent raids.

The wider area offers a wealth of outdoor activities. In addition to the nearby Border Esk, the Tweed is only 30 miles away, and the Teviot, Annan and Nith offer excellent fishing in close proximity. There are many golf courses in the area, including a picturesque nine hole course at Langholm, and a championship course at The Roxburghe near Kelso, (40 miles). In addition to Mosspebble’s own fine sport many Borders estates let out driven pheasant, partridge and grouse shooting of the highest quality. The Kielder Forest and Reservoir and Lake District National Park are within easy reach offering wonderful routes for both walkers and cyclists.

DESCRIPTION

Mosspebble is a most attractive and peacefully situated amenity and woodland estate extending to about 1,130 acres in total. At its core lies Mosspebble House, a fully modernised period farmhouse with well appointed accommodation, a traditional courtyard steading and well maintained grounds. There are two cottages which are currently let and provide a useful income.

The farmland is currently let on a seasonal basis for grazing. As a result the estate requires very little input by the owner in

terms of either equipment, time or finance. The diverse terrain combined with the extensive woodland offers spectacular riding and walking country and for the sporting enthusiast there is first class driven shooting, roe stalking and duck flighting and the occasional grouse. Unusually, it is possible to drive across much of the estate by 4WD vehicle, allowing easy access for sport, management or simply enjoyment of the natural environment.

The extensive native woodlands planted over the last 15 years have enhanced the landscape and provide a magnificent backdrop which revolves with the seasons. Careful planning and much thought has been given to planting the right species in the most suitable environment. There is scope for some stands to be managed as productive broadleaves through selective pruning and thinning to produce valuable end timber, although not for another 50 – 70 years.



Mosspebble House

The house stands proudly and enjoys a westerly aspect immediately surrounded by immaculate grounds. It is approached from the west by a tree lined drive which crosses the Ewes Water before sweeping past the in-by fields and terminating in a gravel sweep at the back of the house.

The house dates from around 1860 and is believed to have been designed by the renowned Scottish architect William Burn. The fine ashlar dressed stone elevations and margins are very much typical of his style. The well-proportioned rooms naturally flow one to another and benefit from a wonderful light atmosphere. Between 2003 and 2004 the house underwent an extensive and sympathetic refurbishment including re-wiring, re-plumbing,

damp proofing and was re-roofed. Great care was taken to enhance a wealth of period features and to ensure new finishes were in keeping and of quality befitting of a period country house.

The accommodation over two storeys is as laid out on the accompanying floor plans and photographs. A large open plan kitchen, two reception rooms, a study, utility room and cloak room all combine to offer ample entertaining space with practicality for a family who enjoy country living. Planning permission was obtained in 2019 for the erection of a garden room along the western elevation of the house which would link the kitchen and drawing room.



There are two staircases linked by a door on the mezzanine landing. The front stairs lead from the reception hall to a galleried landing off which there is a principal bedroom with an en suite bathroom and two further bedrooms with a shared bathroom. The back stairs lead to a further two bedrooms and a bathroom.

The house stands in attractive gardens mainly down to lawn and flanked by mature trees to the south. To the south of the house lies an extensive open area of lawn running down to the Mosspebble Burn. Beyond the burn a series of mown paths meander through the woodlands. A short distance from the rear of the house, running along the rear wall of the courtyard, is a productive vegetable garden and a large greenhouse holding a well-established grape vine and nectarine and peach trees.



MOSSPEEBLE HOUSE

GROSS INTERNAL AREA (APPROX):

354.97 SQ.M (3821 SQ.FT)

For Identification Only. Not To Scale.





Estate Buildings

Beyond the house is a range of well-maintained stone buildings arranged around a traditional courtyard. The central yard has been laid down to lawn flanked by gravel paths for access to the various buildings. In recent years the buildings have been partially converted and adapted to form a series of functional buildings which offer flexible use and could be developed further subject to obtaining the relevant consents. The buildings can be described as follows:

Southern range (6m x 26m);

- Bothy comprising a kitchenette, bedroom and en suite bathroom
- Function room with wood burning stove and French doors opening onto the courtyard
- Tack room
- Pony boxes

Eastern range (6m x 33m);

- Stables housing 7 loose boxes and a foaling box (6m x 33m)

Northern range (16 m x 6m);

- Garaging and workshop

Beyond the courtyard is a further stone barn (18.5m x 6m) encompassing a log shed, general purpose storage and kennels.

Situated a convenient distance from the stables, in a shelter position, is an all-weather manège (60m x 20m). It is contained within a post and rail fence and benefits from a recently laid silicon and fibre surface.



Cottages

Mosspebble Cottage is situated to the north east of the house in a private position at the foot of White Hill. Of stone construction under a slate roof, the accommodation over a single storey comprises a sitting room, kitchen, two bedrooms and a bathroom. It sits within an enclosed garden with a gravelled parking area to the rear. It is occupied under the terms of a Short Assured Tenancy.

Hartrith Cottage is situated in an elevated position to the east of the farmhouse with truly exceptional views to the south down the Ewes Valley. Of stone construction under a slate roof, the accommodation over one and half storeys comprises a sitting room, kitchen, three bedrooms and a bathroom. To the side of the cottage is an enclosed garden and outbuilding. It is occupied under the terms of a Private Residential Tenancy.

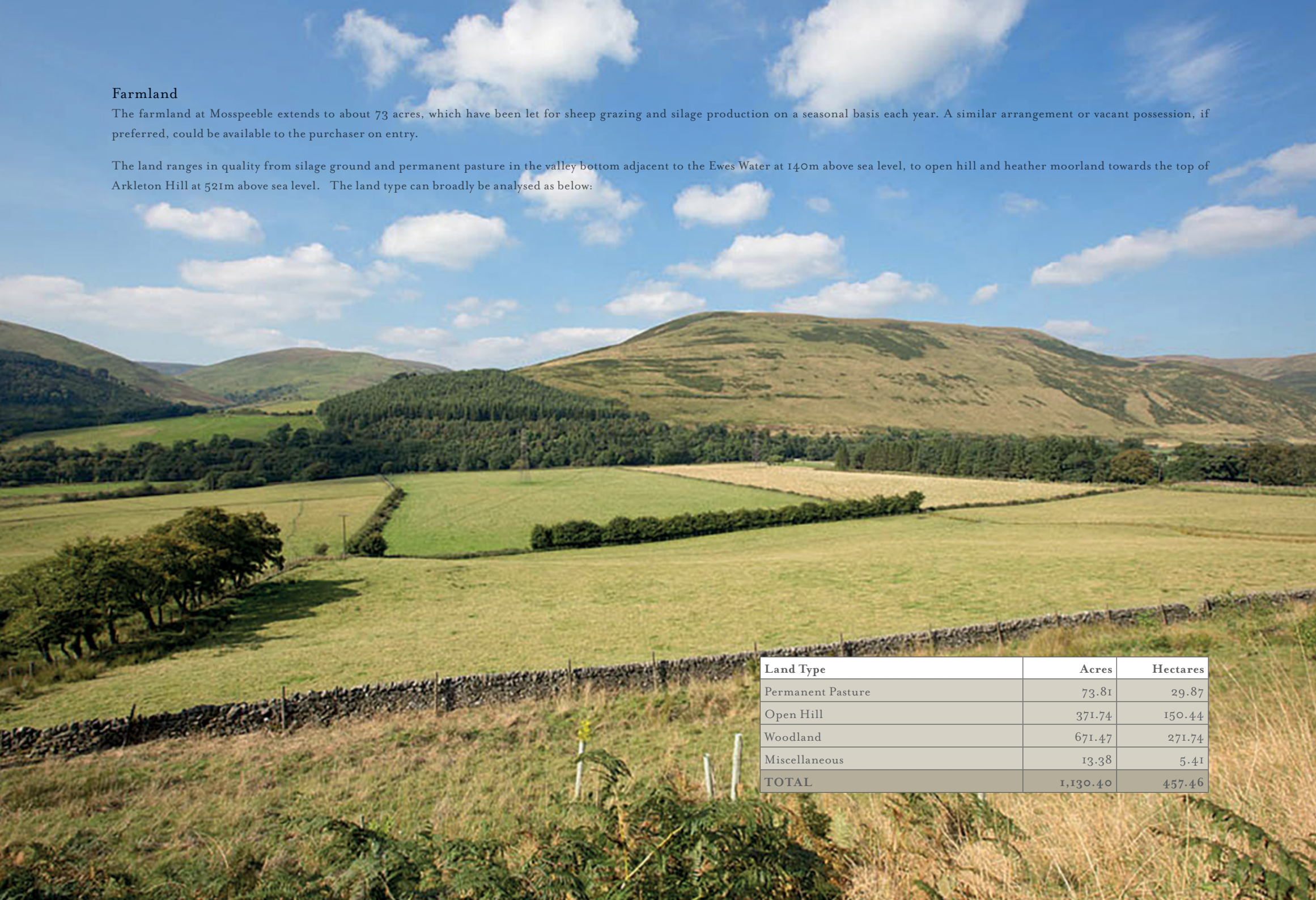


MOSSPEEBLE • Dumfriesshire

Farmland

The farmland at Mosspebble extends to about 73 acres, which have been let for sheep grazing and silage production on a seasonal basis each year. A similar arrangement or vacant possession, if preferred, could be available to the purchaser on entry.

The land ranges in quality from silage ground and permanent pasture in the valley bottom adjacent to the Ewes Water at 140m above sea level, to open hill and heather moorland towards the top of Arkleton Hill at 521m above sea level. The land type can broadly be analysed as below:



Land Type	Acres	Hectares
Permanent Pasture	73.81	29.87
Open Hill	371.74	150.44
Woodland	671.47	271.74
Miscellaneous	13.38	5.41
TOTAL	1,130.40	457.46

Woodland

The woodland area extends to approximately 670 acres in total, and enriches the amenity and environmental aspects of the estate, as well as offering future income from timber sales and currently favourable tax treatment. The majority of the young native plantations were established between 2006 and 2016, benefiting from grant income and include species such as oak, birch, alder, beech and rowan.

This exciting project has focused on conservation and sporting objectives and encompasses thoughtfully designed forest rides, open deer glades and an extensive network of mown paths for one to explore by foot, horseback or ATV.

Approximately 21 acres of mature commercial forestry were clear felled and replanted between 2016 and 2019. The predominant species is Sitka spruce with some Scots pine and Norway spruce, with areas of mixed broadleaves to enhance the landscape character of the commercial blocks. The conifers are generally well established and exhibiting good growth rates, benefiting from the favourable site conditions.

Detailed compartment schedules and scheme contracts are available from the selling agents.



Habitat & Wildlife

Mosspeeble is a diverse estate rich in flora, wildlife and birdlife which will continue to flourish and may attract further species as the woodlands mature. Over the last 15 years a number of ponds have been created and now blend harmoniously into their surroundings and contribute to the biodiversity of the environment. A great deal of capital and time has been invested in enhancing the conservation value.



Much of the estate falls within the Langholm–Newcastleton Hills Site of Special Scientific Interest (SSSI) for upland habitats and breeding birds including golden plover, lapwings and curlews. It is also designated as a Special Protection Area (SPA) on account of the hen harriers.

The extensive and dramatic landscape is one of great contrast as the terrain varies from the sheltered glades flanking the Mosspeeble Burn to the heather moorland and rugged slopes of Arkleton Hill, which many have regarded to be akin to the Highlands of Scotland. These natural assets may provide interesting opportunities for possible income generation and capital growth.



Sport

Over the last 15 years an exceptional pheasant and partridge shoot has been developed with emphasis placed on showing birds of tremendous variety and quality. With drives focused in the steep sided valley rising up from the Mosspebble Burn, the topography is ideal for presenting the most challenging birds. Other game species include duck, woodcock and the very occasional grouse.

The shooting is currently let until the end of January 2021 and forms part of a larger shoot, with the owner enjoying an agreed number of complimentary days each year. This arrangement works well for those who have limited time to run an in-hand shoot. It would however be possible for Mosspebble to operate as a fantastic smaller shoot in isolation. The combination of sheltered wooded glens and open heather hill offers exciting roe deer stalking. For the keen angler the Ewes Water offers the opportunity to catch the occasional trout.

GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills Edinburgh Office. Given the potential hazards of a working estate, we request you take care when viewing the property.

Directions

From the south, take the A7 through Langholm towards Hawick. Six miles after Langholm the access to Mosspebble is on the right. From the north, take the A7 south through Hawick towards Carlisle. Two miles after the signpost for Hermitage Castle (do not turn off the A7 here) the access to Mosspebble is on the left with a sign. The postcode is DG13 0HW.

Entry and possession

By arrangement.

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.

Fixtures and Fittings

All fitted carpets, light fittings and white good in Mosspebble House are included in the sale. All fitted carpets, curtains, and white goods in the cottages are specifically excluded from the sale.

Historic & Environmental Designations

- A significant proportion of the hill ground falls within the Langholm-Newcastleton Hills Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).
- A small area of ground adjacent to Hartrith Cottage is listed as a Scheduled Ancient Monument on account of its historical interest as an Iron Age settlement.

Sporting Rights & Rates

The sporting rights are in hand. The rateable value is £900. The seller currently qualifies for Small Business Bonus Scheme.

Woodland Schemes

There are ongoing obligations and maintenance commitments under the following woodland schemes:

1. ScottishForestryGrantScheme:FarmlandPremium.Contractdated2006withRefNo.03490074
2. Rural Development Contract: Rural Priorities. Contract dated 2010 with Ref No.3914671
3. Forestry Grant Scheme: Contract dated 2016 with Ref No.I6FGSo5574-001

A summary of the schemes and copies of the contracts are available from the selling agents.

Services, Occupancies & Council Tax

All the dwellings are serviced by mains electricity and a private water supply from a borehole.

Property	Occupancy	Services	Council Tax	EPC Rating
Mosspebble House	Owner occupied	Oil fired central heating	E	F
Mosspebble Cottage	SAT	LPG fired combination boiler	B	G
Hartrith Cottage	PRT	Wood burning stove with a back boiler heating radiators.	B	F

Mineral & Timber Rights

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

1. The property is sold subject to and with the benefit of all 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.
2. A core path known as the Cockplay Hill Walk passes through Mosspebble around the side of White Hill.

Ingoing Valuation

The purchaser(s) of Mosspeeble, 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 hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
- 2. 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.

Telecommunications Mast

There is a telecommunications mast located a short distance to the east of Field II. It is let to EE with a Vodafone site share. The total rent amounts to about £8,463 per annum. VAT will be chargeable on the sale price apportioned to the mast.

Local Authority

Dumfries and Galloway Council. Contact: 030 33 33 3000 or contact@dumgal.gov.uk

Solicitors

Ledingham Chalmers LLP, Johnstone House, 52-54 Rose Street, Aberdeen, AB10 1HA
Tel: 01224 408 424 Email: hazel.moir@ledinghamchalmers.com

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 consignation 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.

Overseas Purchasers

Any offer by a purchaser(s) who is resident outwith the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the sellers.

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.

Ref: 20200820LAF

The photographs in this brochure were taken in 2014.



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, 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.



savills

savills.co.uk

