



Galbraith

**MENZION FARM, TWEEDSMUIR**  
BIGGAR, SCOTTISH BORDERS



# MENZION FARM, TWEEDSMUIR BIGGAR, SCOTTISH BORDERS

Charming small holding nestled away in stunning location on the River Tweed.

Biggar 13 miles ■ Peebles 18 miles  
Edinburgh 37 miles ■ M74 16 miles

About 17.13 hectares (42.33 acres)

- 2 reception rooms, 3 bedrooms.
- 1 bedroomed, self-contained annex with outbuilding.
- Scenic views of surrounding countryside.
- Suitable for grazing and equestrian.
- Range of outbuildings with huge potential.
- Scope for planning on existing Dutch Barn.
- For sale as a whole or in 5 lots. Other lotting arrangements would be considered.
- 900m of River Tweed frontage.

## Galbraith

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 OnTheMarket





## SITUATION

Menzion Farm sits in a stunning location outside the pretty village of Tweedsmuir in the Scottish Borders. There is no shortage of beauty in the surrounding countryside and the property enjoys over half a mile of frontage onto the River Tweed. There are plentiful opportunities for outdoor pursuits in the area, including great routes for walking and cycling.

The active community opened the Wee Crook café as a vibrant village hub in 2023 on the site of the famous Crook Inn, where Robbie Burns used to write.

Eight miles north of Tweedsmuir is the village of Broughton, with the local Primary School, Community shop, Tea Room and garage. The market town of Biggar is five miles west of Broughton and all necessary services and amenities can be found here alongside many independent retailers. Secondary school children would travel by bus to Peebles High School following their primary education at Broughton.

Further afield, Peebles offers yet more retail and cultural opportunities as well as the world famous Glentress mountain bike venue.

The A74 Motorway is only 16 miles away and gives direct access to the NW of England.

## METHOD OF SALE

Menzion Farm is offered for sale as a whole or in lots.

## DESCRIPTION

Menzion Farm is an attractive courtyard of buildings and offers opportunities for small-scale farming and equestrian use. The approximately 40 acres of pasture has been used in recent years for sheep grazing and conserved forage, and ranges from 4.1 to 5.2 according to the James Hutton Institute of Land Classification. The elevation of Menzion Farm lies between approximately 255 metres (838ft) and 276 metres (907ft).

### Main House:

The main house was built in c.1850 and is approached from a private gravel driveway. It offers flexible family accommodation over one level, extending to 129.8sq.m. The lounge has a wealth of natural light and the stove is a focal point of the room. There are three double bedrooms and family bathroom. The dining kitchen offers a range of wall and base units and doors to both the rear garden



with seating area, a perfect spot for morning coffee, and to the courtyard.

The accommodation comprises:

Sitting room, kitchen/dining room, 3 bedrooms, rear porch/utility, separate WC with hand basin, family bathroom.

### Annex:

There is a self contained annex to the south/west of the cottage with garage/outbuilding attached, which was converted from historic outbuildings in 2009, and offering potential for holiday let and commercial income. The lounge/dining kitchen has a range of wall and base units and space for wood burning stove. The annex benefits from under floor heating.

The accommodation comprises:

Kitchen/living area, bedroom and bathroom, there is an internal door leading to a useful outbuilding.

### Garden

The large garden behind the main house is laid out as two areas of lawn with mature trees and shrubs and a productive vegetable garden with fruit bushes and a greenhouse.

### OUTBUILDINGS

To the north east of the house there are a byre and a former laundry with sinks and a WC, which are currently utilized as a workshop/store and offer further development opportunities.



## LAND

Menzion Farm extends to approximately 17.13 Ha (42.33 Acres) in total including yards and buildings. The land comprises of permanent pasture and rough grazing which has been principally classified as Grade 4.1 and 5.2 by the James Hutton Institute. The land rises from approximately 255m above sea level at its lowest point to approximately 276m above sea level at its highest point.

The current field configuration is of nine paddocks, with two lying to the front of the property and seven bordering the River Tweed behind the house. The fields are serviced with several natural water supplies and are well fenced but also with some well-crafted dry stone dykes.

The land is a mixture of pasture, grazing and riverbank.

The land has been successfully let out for grazing on short-term leases.

## LOTTING

### Lot 1:

Main house, annex and outbuildings and garden (0.82 acres/0.33 ha).

### Lot 2:

Dutch Barn. The current owners have lodged an application for Planning Permission in Principle for replacement of the barn with a single dwelling house (0.15 acres/0.06 ha).

### Lot 3:

Duck Field and Road Field (10.50 acres/4.25 ha).

### Lot 4:

Near Field and Hooknose Field with the adjoining banks of the River Tweed (11.27 acres/4.56 ha).

### Lot 5:

Remaining fields with adjoining banks of the River Tweed (19.60 acres/7.93 ha).

NB: Vendor will consider other lotting arrangements.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Septic Tank	LPG Gas	Band E	F31	Available

NB: EPC rating relates to the main house only and not the annex

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## IACS

All the farmland is registered for IACS purposes.

## NITRATE VULNERABLE ZONE (NVZ)

The land at Menzion Farm is not within a Nitrate Vulnerable Zone.

## LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Less-Favoured Area.

## MINERALS

In so far as these rights form part of the property title they are included within the sale.

## SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

## DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

## POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

## HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

## FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

## ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The owners of Menzion Farm have right of access through woodland and across the burn to access Hooknose Field from Near Field.

The owners of Menzion House have right of access along the driveway towards Menzion Farm as far as the side access gate to Menzion House. They also share maintenance rights. The owners of the adjoining forestry also have right of access along the driveway to Menzion Farm.

The owners of Menzion Farm have a right of access over the track through Duck Field.

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.





### FURTHER NOTE

As Agents we should make it known that Oliver Forest Wind Farm proposes 7 turbines in the vicinity and is presently going through the consultation process. For further information and proposed site maps please see Oliver Forest Wind Farm (statkraft.co.uk)

### DIRECTIONS

Turn off the A701 towards Tweedsmuir. Take the right turn at the crossroads and follow this road for 0.7 mile, passing the drive to Menzion House. Turn right at the sign for Menzion Farm and follow the drive to the front of the property.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/search.growl.musically](https://w3w.co/search.growl.musically)

### POST CODE

MI12 6QR

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### SOLICITORS

Blackwood and Smith, 39 High Street, Peebles, EH45 8AH.



### AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie. in our Galbraith Stirling office on 07500 794201 Email: [alistair.christie@galbraithgroup.com](mailto:alistair.christie@galbraithgroup.com)

### 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

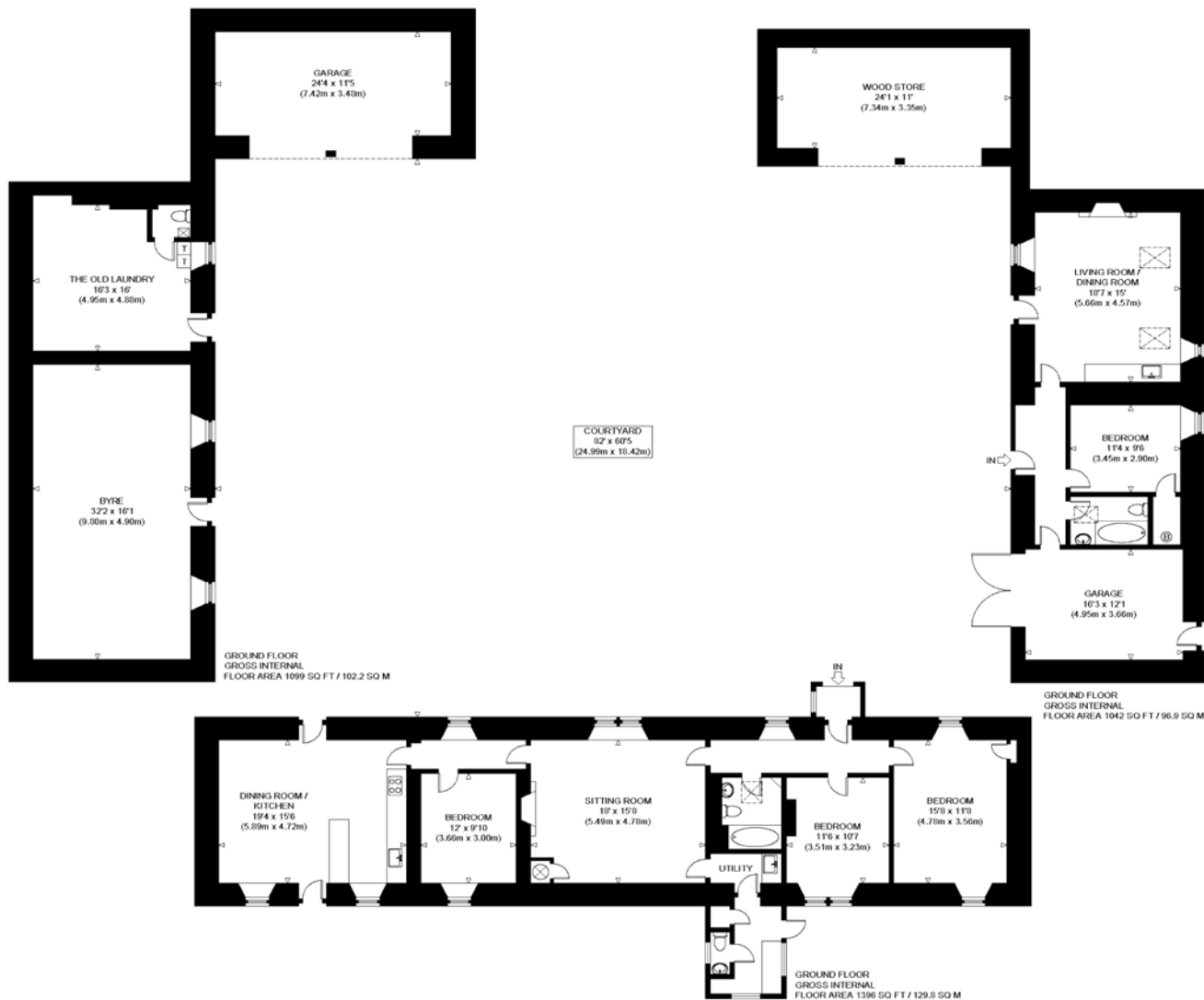
Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.





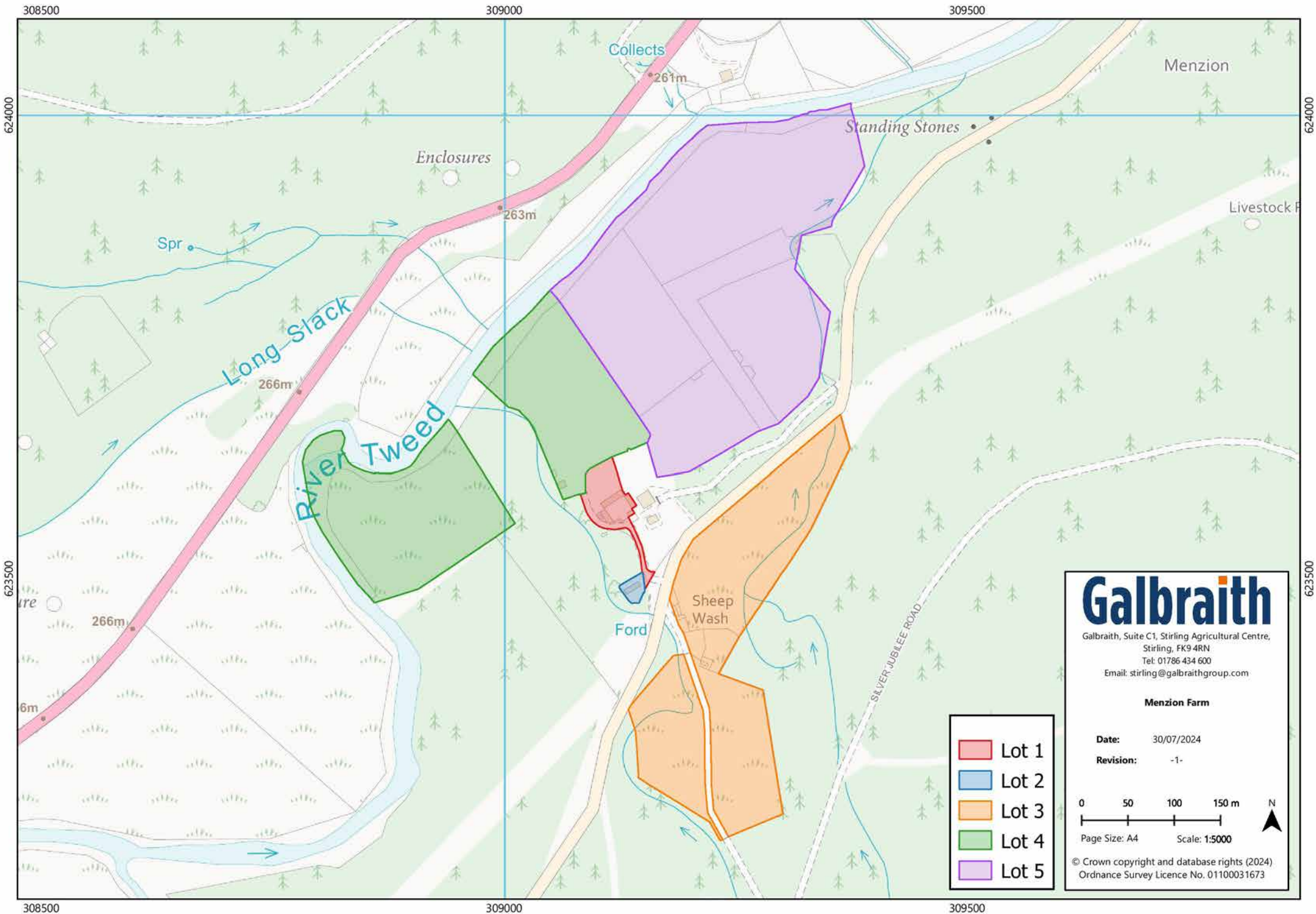


**MENZION FARM**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1396 SQ FT / 129.8 SQ M  
 EXTERNAL OUTBUILDING FLOOR AREA 2141 SQ FT / 199.1 SQ M  
 TOTAL COMBINED FLOOR AREA 3537 SQ FT / 328.9 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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View of nearby Tala Reservoir



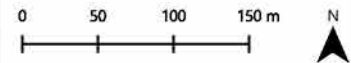


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**Menzion Farm**

**Date:** 30/07/2024

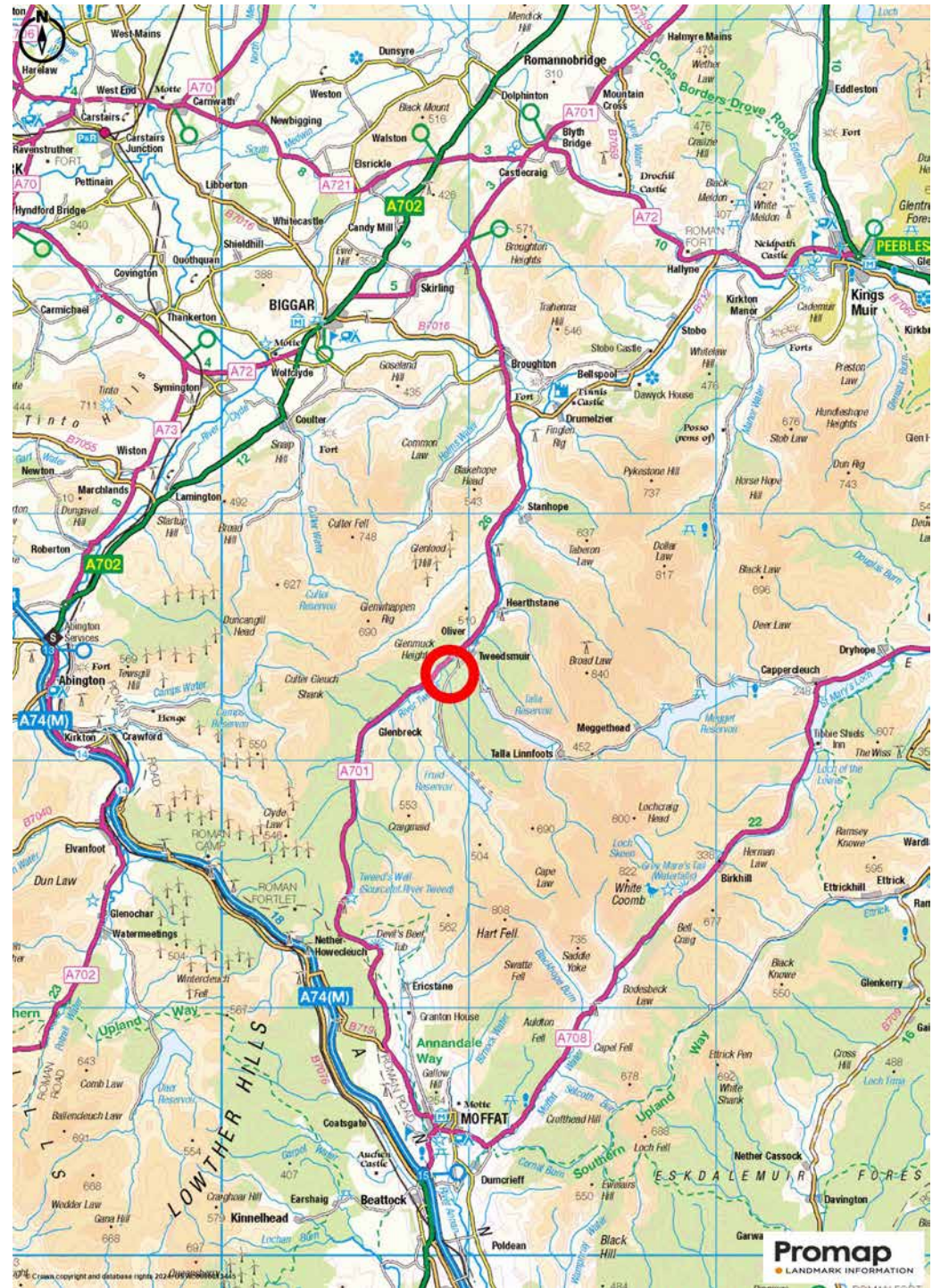
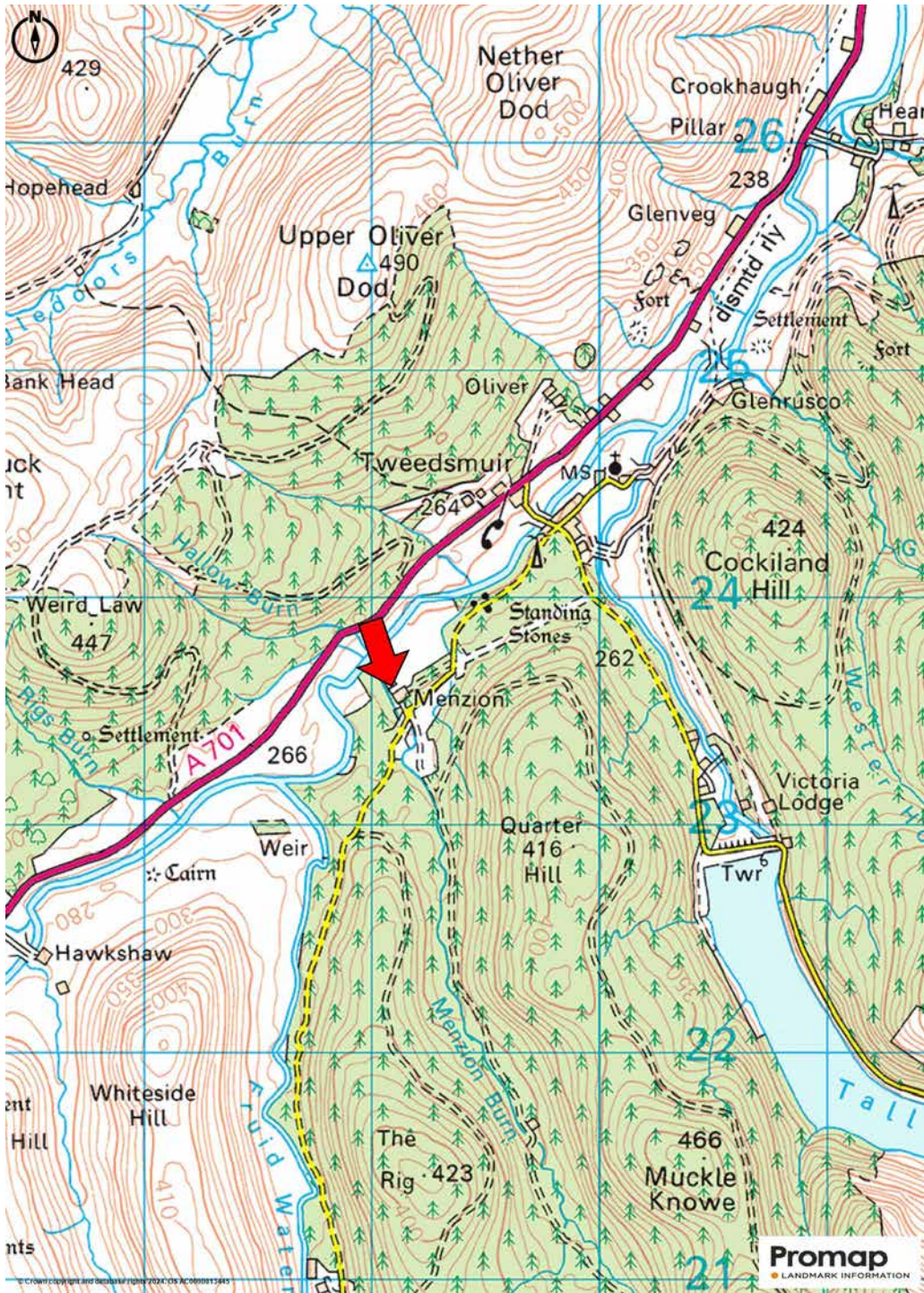
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- Lot 1
- Lot 2
- Lot 3
- Lot 4
- Lot 5





**Galbraith**



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