

An aerial photograph of a rural landscape. In the foreground, there are several large, irregularly shaped fields. One field is a vibrant green, while another is a golden-brown color. The fields are separated by narrow paths and small clusters of trees. In the middle ground, a dense forest of tall, thin trees stretches across the landscape. Beyond the forest, the terrain rises into rolling hills. The hills are covered in a mix of green grass and brownish vegetation. In the distance, a small town or village is visible on the left side of the image. The sky is filled with large, white, fluffy clouds, and the overall lighting is bright and natural.

**Galbraith**

**LAND AT YAIR HOME FARM**  
GALASHIELS, SCOTTISH BORDERS



# LAND AT YAIR HOME FARM, GALASHIELS, SCOTTISH BORDERS

Productive block of grassland within the Tweed Valley

Galashiels 5 miles ■ Selkirk 8 miles ■ Edinburgh 30 miles

- Ring fenced block of Grade 5.2 and 6.1 grassland
- Land well suited for grazing and fodder production
- Accessible location close to settlements
- Good access via a shared private access track
- Potential for further woodland creation and natural capital schemes (subject to necessary consents/approvals)

Acreage 63.51 Ha (156.93 Acres)

FOR SALE AS A WHOLE

## Galbraith

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket







#### **SITUATION**

Land at Yair Home Farm is situated within a private position between Yair Hill Forest to the west and the River Tweed to the east. The land is located approximately 2 miles to the south of the settlement of Clovenfords and about 5 miles south west of the town of Galashiels, some 30 miles south east of Edinburgh.

Galashiels is the commercial centre of the Scottish Borders and offers a range of professional and business services, along with retail and amenities including major supermarkets, shops, sporting and recreational facilities. The land benefits from good road links onto A707 and A72, providing swift access to Selkirk (8 miles) to the south and Peebles (15 miles) to the west respectively.

The surrounding area has become famous for its all year round sporting and recreational amenities, including salmon fishing on the River Tweed, grouse and pheasant shooting on local estates, a number of renowned golf courses, and also horse racing at Kelso.

Agriculturally, the local area is well provided for by merchants and suppliers, with the nearby St Boswells Mart (14 miles), Stirling Agricultural Centre (72 miles) and the Borderway Mart at Carlisle (60 miles) used as outlets for livestock which the area is renowned for producing.

#### **METHOD OF SALE**

Land at Yair Home Farm is offered for sale as a whole.

#### **DESCRIPTION**

Land at Yair Home Farm forms a block of productive grassland interspersed with several areas of amenity woodland, in a secluded area just to the west of the River Tweed. The land extends to approximately 63.51 Ha (156.93 Acres) in total and has been principally classified as Grade 5.2 and 6.1 by the James Hutton Institute and is currently used for grazing livestock and fodder production. The land is of a south easterly aspect, rising overall from approximately 133m above sea level as its lowest point on the northern boundary to approximately 235m above

sea level at its highest point on the western boundary adjacent to neighbouring Yair Hill Forest.

The enclosures are of a good practical size predominantly enclosed by stone walls and stock fences and have access to natural water sources. The subjects benefit from an agricultural right of access via a private shared track which leads south east from Glenkinnon Car park, just to the east from the small settlement of Peel as shown between points A to B in the site plan.

#### **IACS**

All the farmland is registered for IACS purposes.

#### **NITRATE VULNERABLE ZONE (NVZ)**

Land at Yair Home Farm is not included within a Nitrate Vulnerable Zone.





#### **BASIC PAYMENT SCHEME (BPSE) 2024**

The are no BSPE available with the sale of the land at Yair Home Farm as they belong to the previous farm tenant.

#### **FORESTRY REPLANTING OBLIGATIONS**

Part of the woodland within the sale area have been felled under Felling Permissions FPA 8142 and FPA 8730 including (detail of compartments are referenced in the FPAs). The felling is subject to restocking conditions as set out in the Felling Permissions. The Purchaser(s) will be responsible upon occupation of the subjects of sale to comply with any outstanding replanting obligations in respect of the site and all ongoing management requirements to maintain the woodland to meet the restocking conditions set out in the FPAs. Further details are available from the Selling Agents.

#### **LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)**

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

#### **HISTORIC SCOTLAND**

There are no Scheduled Monuments which affect the property.

#### **LOCAL AUTHORITY**

Scottish Borders Council  
Council Headquarters  
Newton St. Boswells  
Melrose  
TD6 0SA  
T: 01835 824000.

#### **SGRPID**

Scottish Government Agriculture and Rural Economy  
Cotgreen Road  
Tweedbank  
Galashiels  
TD1 3SG  
Tel: 0300 2441400  
SGRPID.galashiels@gov.scot

#### **MINERALS**

The mineral rights are included in the sale in so far as they are owned by the seller.

#### **TIMBER**

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

#### **SPORTING RIGHTS**

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

#### **FIXTURES AND FITTINGS**

No other items are included unless mentioned in the sales particulars.

#### **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.





**POST CODE**

TD1 3PW

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/tell.paddlers.campus>

**SOLICITORS**

Leyshon WS Solicitors  
5 Glenormiston Steading  
Glenormiston  
Innerleithen  
EH44 6RL

**VIEWING**

Strictly by appointment with the Selling 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).

**ANTI MONEY LAUNDERING (AML) 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.

**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, farmland and water courses.

**THIRD PARTY RIGHTS AND SERVITUDES**

The subjects of sale benefit from right of access over the private track from points A to B in the sale plan enclosed within these particulars for agricultural purposes only.

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.

**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 01786 435047. Email: [Alistair.Christie@galbraithgroup.com](mailto:Alistair.Christie@galbraithgroup.com)





## LAND AT YAIR HOME FARM, GALASHIELS, TD1 3PW

Field No	Area		BPS Region	Silage / Pasture		Grazing		Woodland	
	(Ha)	(Acre)		(Ha)	(Acre)	(Ha)	(Acre)	(Ha)	(Acre)
1	8.40	20.76	1			8.40	20.76		
2	3.52	8.70	1	3.52	8.70				
3	7.05	17.42	1	7.05	17.42				
4	6.29	15.54	1			6.29	15.54		
5	4.86	12.01	1	4.86	12.01				
6	6.63	16.38	1			6.63	16.38		
7	11.05	27.30	1			11.05	27.30		
8	1.16	2.87	N/A					1.16	2.87
9	2.37	5.86	N/A					2.37	5.86
10	1.43	3.53	N/A					1.43	3.53
11	3.09	7.64	1	3.09	7.64				
12	7.66	18.93	1	7.66	18.93				
<b>TOTAL</b>	<b>63.51</b>	<b>156.93</b>		<b>26.18</b>	<b>64.69</b>	<b>32.37</b>	<b>79.99</b>	<b>4.96</b>	<b>12.26</b>



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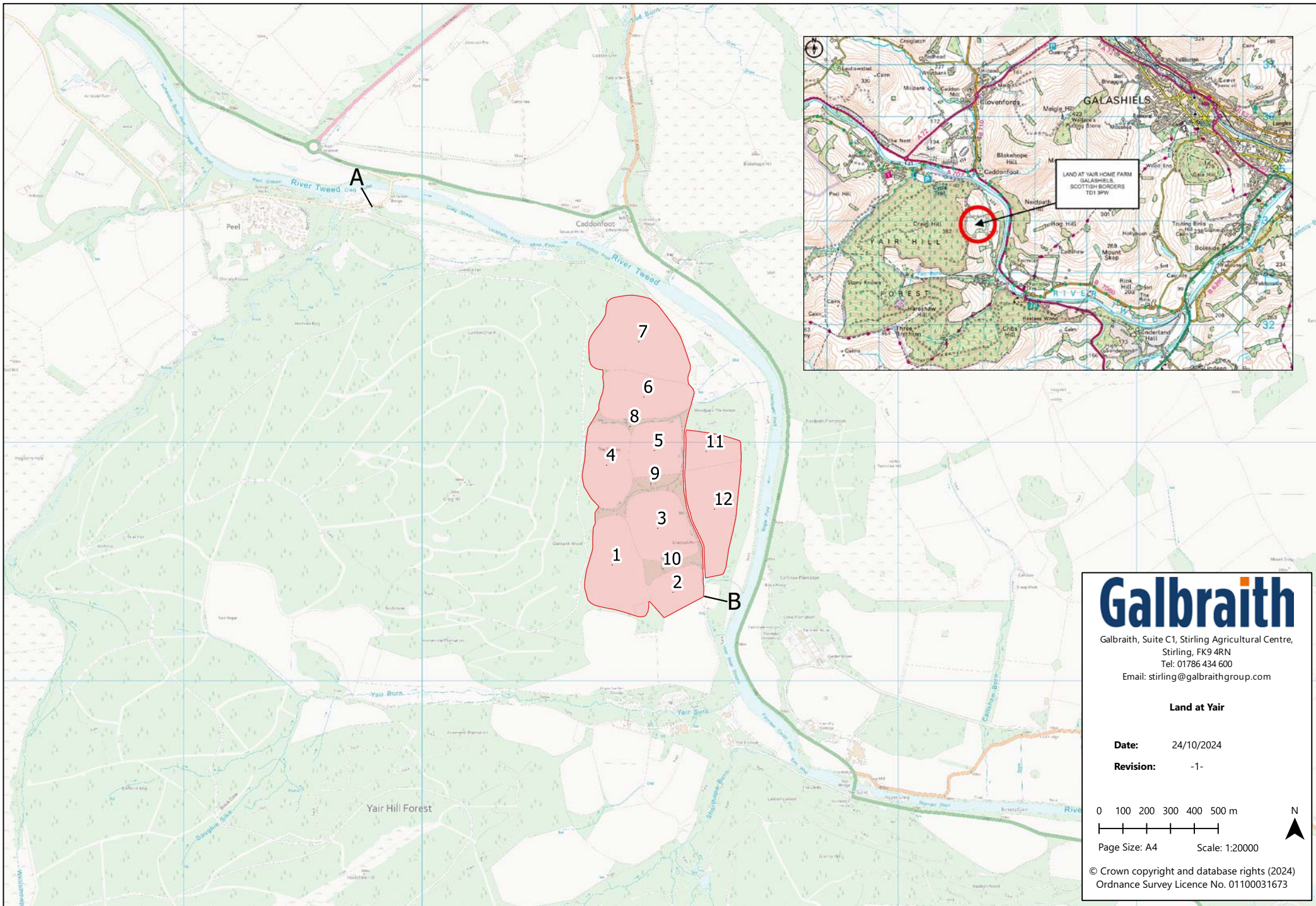
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**Galbraith**

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**Land at Yair**

**Date:** 24/10/2024  
**Revision:** -1-

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Page Size: A4 Scale: 1:20000

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#### 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 October 2024.

# Galbraith