

**FOR SALE**



**Old Jed & Earlsheugh  
Shielsknowe & Northrickelton**

Jedburgh, Roxburghshire

**fbrseed**

LAND AGENTS &  
CHARTERED SURVEYORS



Old Jed & Earlsheugh, Shielsknowe & Northrickelton

# Old Jed & Earlsheugh Shielsknowe & Northrickelton

Jedburgh, Roxburghshire

Jedburgh 6 miles • Kelso 18 miles • Edinburgh 55 miles • Newcastle 51 miles  
(distances approximate)

A rare opportunity to acquire productive farmland currently cropped with commercial Christmas trees with the opportunity for leaseback providing an attractive yield and growth in capital value. Excellent road access to Central Scotland and approximately 5 miles from the English Border. Sporting rights included.

**FOR SALE AS A WHOLE OR IN TWO LOTS WITH  
LEASEBACK OPTION**

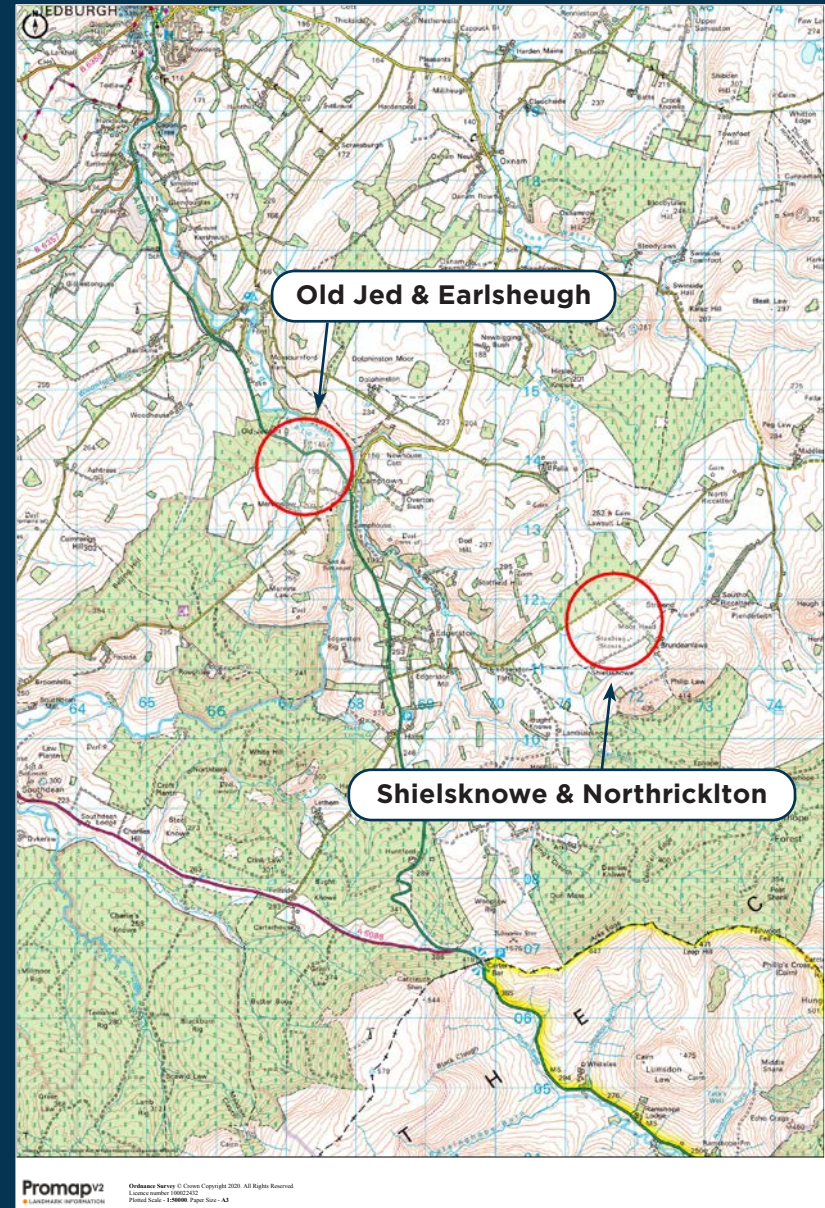
Lot 1 - 95.05 hectares (234.86 acres)

Lot 2 - 74.75 hectares (184.70 acres)

As a Whole 169.80 hectares (419.56 acres)

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### Location

The sale comprises two parcels of land situated approximately 6 miles South of Jedburgh, either side of Camptown in the southern Scottish Borders.

The first land parcel is known as Old Jed and Earlshaugh. The property is set a mile north west of Camptown on the A68 whilst the second area of land, known as Shielsknowe and Northrickelton is set 4 miles south east of Camptown.

The properties are almost equidistant from Edinburgh to the north and Newcastle to the south. This is a rural, yet easily accessible area with stunning scenery and productive farmland.

### Access

Access to Old Jed and Earlshaugh is taken directly from the A68 which links the Scottish Borders with the network of roads through Scotland and is an arterial route to England. Shielsknowe and Northrickelton are accessed from an un-classified public road taken directly from the A68. The location is ideal for quick and easy access to the north and south.



### Description

All the land was previously managed as productive grassland and was acquired in separate parcels by the current owners between the years of 2005 and 2014. The land has since been converted to produce Christmas trees in order to provide a greater commercial return. The current owners have operated a successful business during their period of ownership specialising in high quality Christmas trees.

The land benefits from deer fencing and a network of internal tracks and drains. The combined area across the units is 169.80 hectares (419.56 acres).

### Lot 1 (coloured red on sale plan) - 95.05 hectares (234.86 acres)

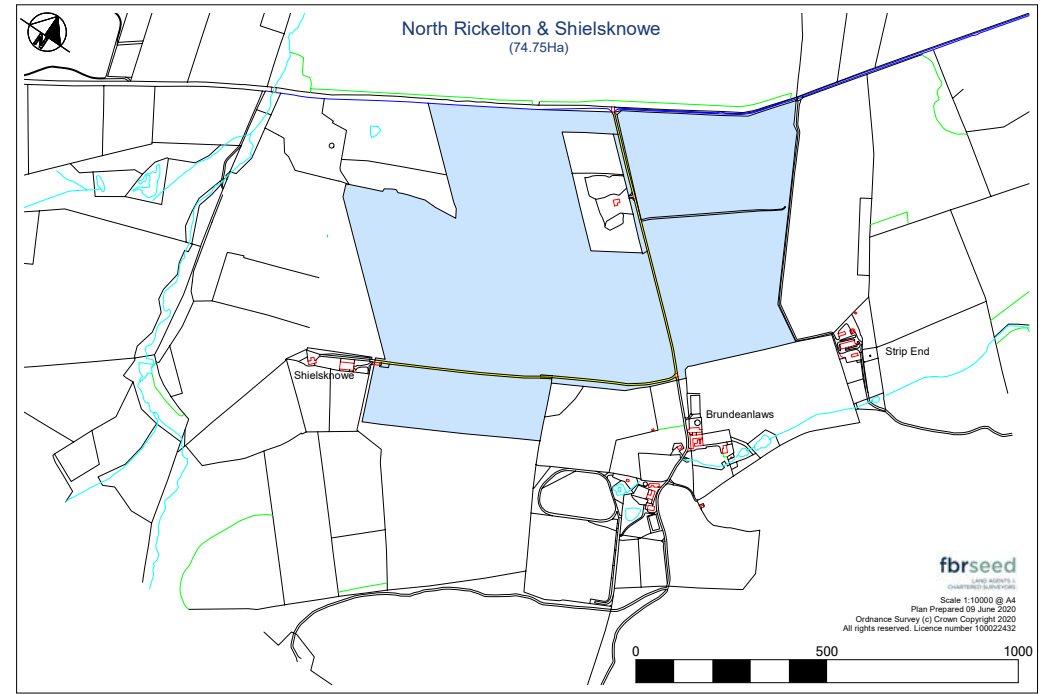
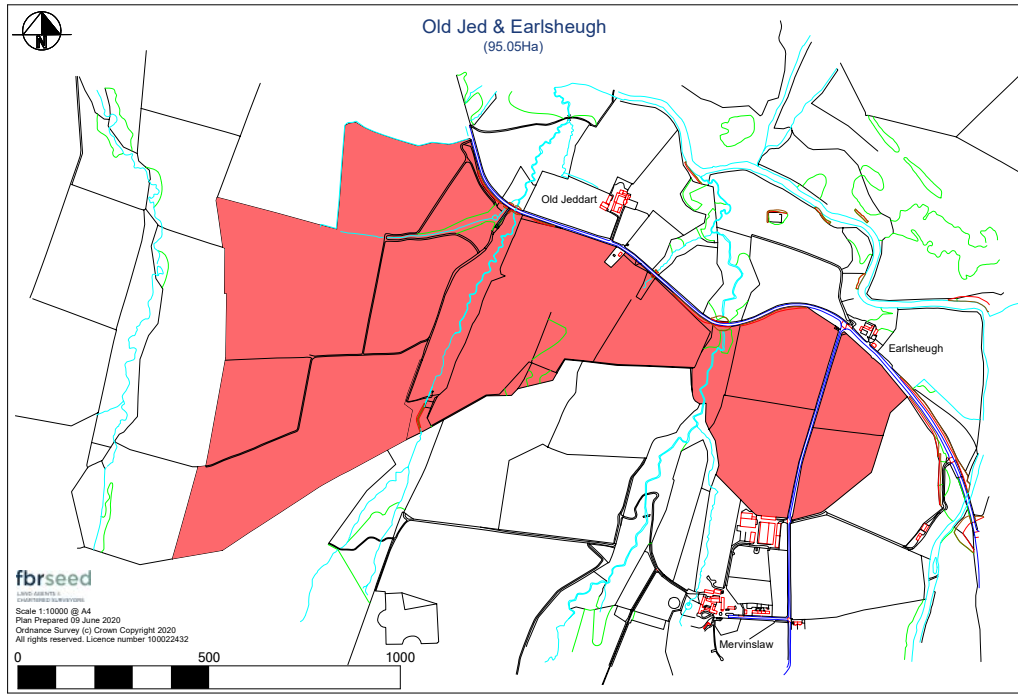
The land at Old Jed and Earlshaugh is gently sloping, north facing and extends from 150 to 225 metres above sea level. The surrounding farmland is a mixture of permanent and rotational grassland. The rural location benefits from wonderful views across surrounding farmland yet is easily accessible being located immediately adjacent to the public road. The land is categorised as grade 4.1 in the Macaulay Land Institute Survey scale, suitable for grassland and some combinable crops.



### Lot 2 (coloured blue on sale plan) - 74.75 hectares (184.70 acres)

The land at Shielsknowe and Northrickelton rises from 240 to 280 metres above sea level and is categorised as grade 5.1 and 5.2 by the Macaulay Land Institute Survey Scale. This land is most suited for permanent grassland or forestry plantations. Shielsknowe benefits from a single Hay Shed (18m x 6.5m) of timber frame construction with corrugated iron roof and walls. The building has a concrete floor and a mains power connection.





### LEASEBACK

If desired, the sellers would be willing to enter a leaseback with the purchaser(s) to continue growing, managing and harvesting Christmas trees within each of the four lots. The sellers will pay an annual rent fixed for five years and then linked to RPI for the remaining period of the lease with a proposed term as noted below:

Name	Proposed Lease Term (expiry)
Old Jed	2031
Earlshaugh	2024
Shielsknowe	2031
Northrickelton	2031

The Sellers will produce a mutually agreeable lease which will require to be entered into prior to conclusion of missives. Draft lease terms should be discussed with the Selling Agents.

### DEVELOPMENT POTENTIAL

It is considered that there could be scope for erection of a dwelling to be occupied by a farm or forestry employee and a range of farm buildings (subject to obtaining planning permission).

### SPORTING RIGHTS

The sporting rights are included with vacant possession on each of the lots. The Christmas tree crops with grass rides and shelterbelts provides great habitat for wild game.

Should the purchaser wish to enter into a leaseback agreement, the Sellers would like to have concurrent rights to control vermin in order to prevent crop damage.

### MINERAL RIGHTS

Insofar as these rights form part of the property title they are included with the sale. Further details are available from the Selling Agents.

## WOODLAND GRANTS

There are currently no woodland grants affecting the land and no transfer obligation required. For further information on current grants available please visit the Scottish Forestry and Scottish Government websites:

[www.forestry.gov.scot](http://www.forestry.gov.scot)  
[www.ruralpayments.org](http://www.ruralpayments.org)

## AUTHORITIES

Scottish Borders Council  
Council Headquarters  
Newtown St. Boswells  
Melrose  
TD6 OSA

Tel: 0300 100 1800  
Scottish Forestry  
Silvan House  
231 Corstorphine Road  
Edinburgh  
EH12 7AT

Tel: 0300 067 6000

## SERVICES

The land at Shielsknowe benefits from a spring water supply and a mains power connection to the hay shed.

## RIGHTS, EASEMENTS & OUTGOINGS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

## TAXATION

Commercial forestry currently benefits from a number of tax reliefs, these benefits should be checked with your own accountant, in brief these benefits are summarised as follows:

- After 2 years of ownership the property should qualify for 100% Business Property Relief from Inheritance Tax (IHT).
- Timber income from commercially managed woodlands is exempt
- Any increase in the value of the timber is exempt from Capital Gains Tax.
- Forestry is classed as a qualifying asset for the purposes of rolling over a Capital Gains Tax liability. This liability falls away when the forest is assessed for inheritance Tax after death.

## TENURE

Freehold.

## METHOD OF SALE

The property is offered for sale as a whole or within two separate lots with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

## SOLE SELLING AGENT

FBRSeed, Abbey Row, Kelso, TD5 7JF. Tel: 01573 224381

## SELLER'S SOLICITORS

Anderson Strathern LLP, 1 Rutland Court, Edinburgh, EH1 2AS. Tel: 0131 270 7700.

## OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

## VIEWING

Strictly by appointment with the Selling Agents.

## HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the properties when viewing.

## DATE OF ENTRY

By mutual agreement

## GENERAL CONDITIONS

a) Deposit - On conclusion of missives, a non-refundable deposit of 10% will be paid by the Purchasers to the Seller's Solicitors with the balance of the purchase price being paid on completion.

b) Ingoing - In addition to the purchase price, the Purchasers will be required to take over at valuation the following (where applicable);

- All feed and other produce at market value.
- All oils, fuel, fertilisers, sprays, chemicals, seeds and other sundries at cost.

## GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in June 2020.

## IMPORTANT NOTICE

FBR, 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 in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID in order to comply with anti-money laundering regulation.



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KELSO. 01573 224381

DUNS. 01361 882920

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