

FOR SALE



**NABOTH'S VINEYARD
AUCHENCROW, BERWICKSHIRE**

fbrseed
LAND AGENTS &
CHARTERED SURVEYORS

NABOTH'S VINEYARD, AUCHENCROW, BERWICKSHIRE

Auchencrow 1 mile, Reston 2.5 miles, Edinburgh 48 miles,
Newcastle 77 miles (distances approximate)

A rare opportunity to acquire a single permanent grass field located in a desirable farming area with high amenity and far reaching views across the surrounding farmland. Ideal for environmental, equestrian or livestock use.

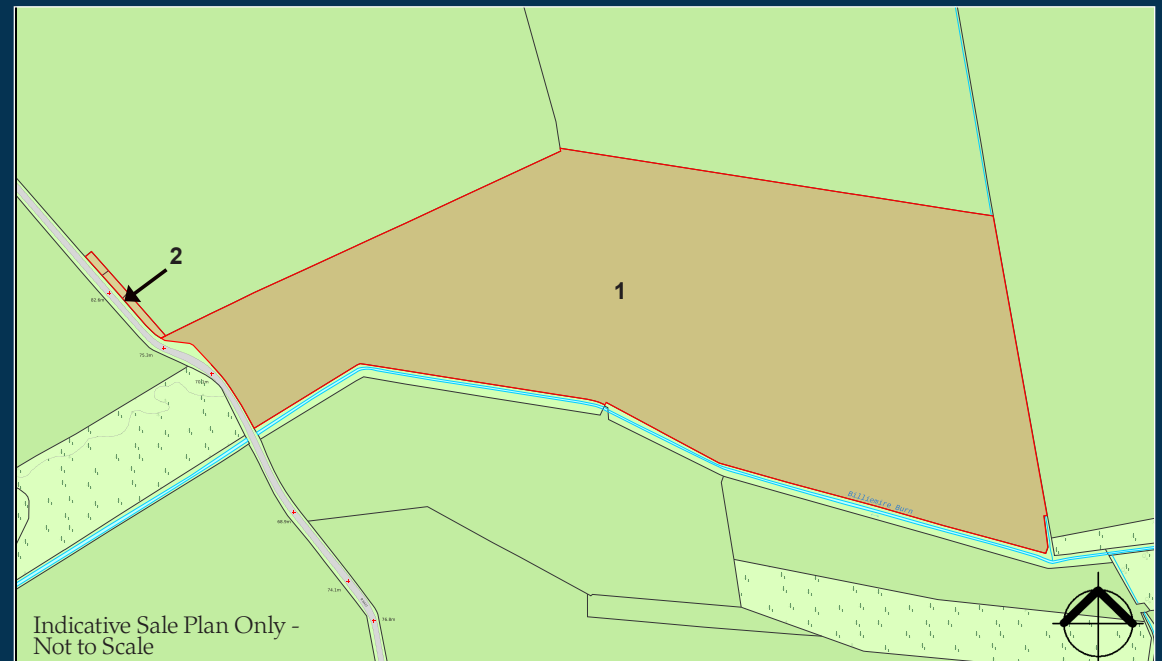
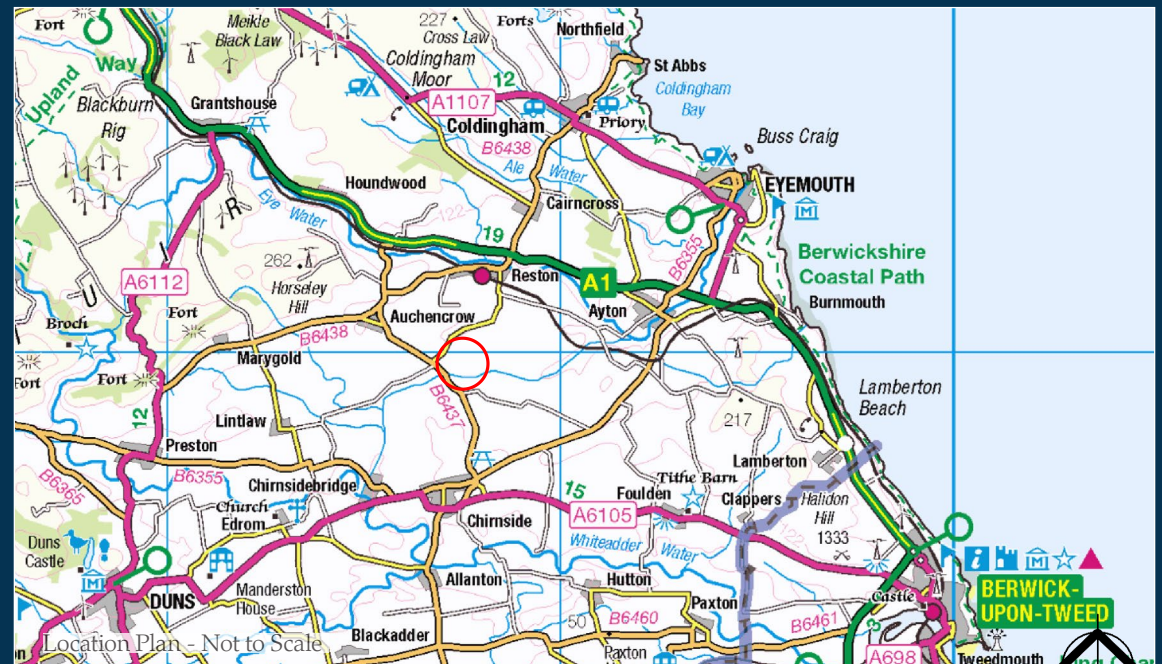
- Predominantly Grade 2
 - Area of high amenity
 - IACS registered
- BPS entitlements included
 - Stock proof fencing

FOR SALE AS A WHOLE

14.04 HA (34.69 ACRES)

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VIEWING

Strictly by appointment with Selling Agents – 01573 224381.

HEALTH AND SAFETY

The property is part of an agricultural holding. For your own personal safety please be aware of potential hazards when viewing.

DIRECTIONS

From Auchencrow please follow the B6437 south for approximately one mile before reaching the field entrance on the left hand side of the road. You will see the sheep handling pens just beyond the point of access. Please also use what3words ///blaze.horizons.continues to reach the subject land.

SITUATION

The Land at Auchencrow sits in a scenic location close to the popular village of Reston in the country of Berwickshire. This is a rural, yet easily accessible area, close to the east coastline with its stunning beaches and scenery, productive farmland and an ideal location for quick and easy access to the north and south.

DESCRIPTION

The sale comprises a well-proportioned and accessible permanent grass field with adjoining sheep handling system all extending to 14.04 hectares (34.69 acres) in total as set out in the table below:

No	Field ID	Description	Area (Ha)	Area (Acres)
1	NT/87285/59480	Permanent Grass	13.98	34.54
2		Sheep handling/ access	0.06	0.15
Total			14.04	34.69

The land lies between 65m and 75m above sea level and is designated as predominantly Class 2 by the National scale land capability for agriculture which notes the land as capable of growing a wide range of crops.

The field is a good shape and is south facing with direct road access. The land is currently farmed as part of a larger unit, is well fenced and has been an excellent field for cattle and sheep grazing although could be used for other livestock, environmental or equestrian purposes.

INGOING VALUATION

There will be no ingoing valuation.

IACS

All the farmland is registered for IACS purposes and Basic Payment Entitlements will be included in the sale. Further details of the Basic Payment Entitlements are available from the Selling Agent. Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in

Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2022 for the remainder of the scheme year.

NITRATE VULNERABLE ZONE (NVZ)

The subject land is within the Lothian and Borders Nitrate Vulnerable Zone (NVZ).

AGRI-ENVIRONMENT CLIMATE SCHEME

There are no agri-environmental schemes over the property.

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

MINERAL RIGHTS & TIMBER

The mineral rights are included in the sale. All standing and falling timber is included in the sale.

LOCAL AUTHORITY

Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 OSA
Tel: 0300 100 1800

SERVICES

There is a private water supply which serves the field and full rights to utilise this supply will be granted. The Seller would be prepared to grant a right to install a mains supply through neighbouring fields if necessary and subject to the purchaser making good any damage.

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. It is noted that:

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include a share in the cost of maintaining mutual boundary fences.

MORTGAGE FINANCE

FBRSeed are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses. We may be able to provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals, in confidence, please call our Kelso office.

SALE AND LEASE BACK

If of interest to an incoming purchaser the Seller would be willing to discuss the option of a sale and lease back arrangement.

SOLE SELLING AGENT

FBRSeed
Rose Lane
Kelso
TD5 7AP
Tel: 01573 224381

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.

DATE OF ENTRY

By mutual agreement.

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 2025.

IMPORTANT NOTICE

FBRSeed, 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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