

FOR SALE



PILMUIR STABLES

MOREBATTLE, KELSO

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



PILMUIR STABLES

MOREBATTLE, KELSO

Morebattle 0.6 miles, Kelso 8.5 miles, Edinburgh 55 miles
(distances approximate)

A rare opportunity to acquire a block of level grassland and stables located within an area of high amenity and with wonderful far reaching views. Ideal for equestrian or livestock use but equally may have potential for a variety of other uses (subject to obtaining planning permission).

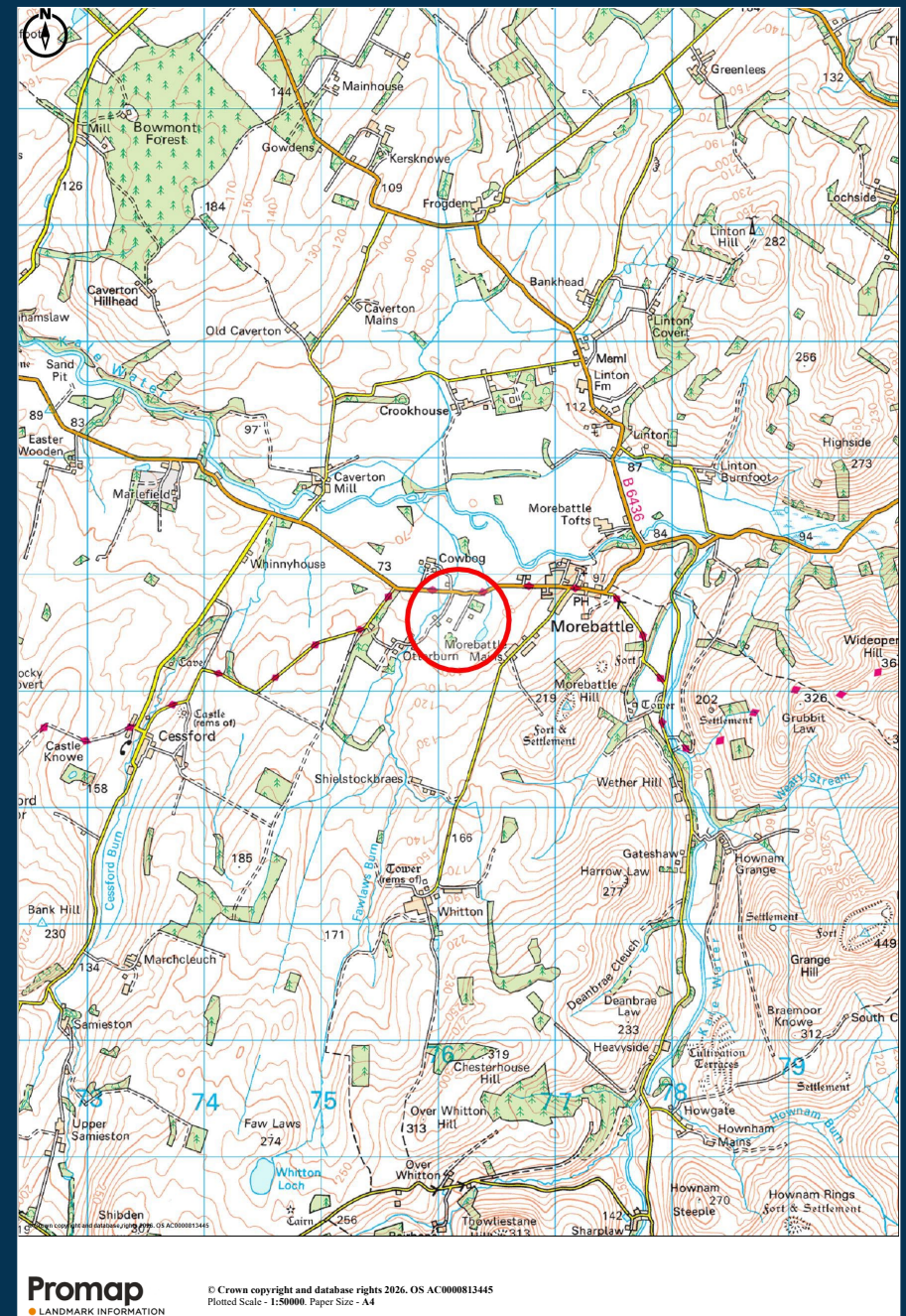
- Land Grade 3.1
- Area of high amenity
- Stock proof fencing
 - Good access
- Power and water on site

FOR SALE AS A WHOLE

3.17 HA (7.85 ACRES) OR THEREBY

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VIEWING

Strictly by appointment with Selling Agents – 01573 224381.

HEALTH AND SAFETY

The property is an agricultural/equestrian unit. For your own personal safety please be aware of potential hazards when viewing.

DIRECTIONS

The land is located 0.6 miles due southwest from Morebattle village. From Morebattle take the B6401 heading west, after 0.5 miles turn left at the sign for Otterburn Farm. Follow this road for circa 100m before turning left into the subject land. Please also use what3words ///occur.transfers.corporate to reach the subject land.

SITUATION

The property sits in a scenic location within walking distance of Morebattle and just over 8 miles from the popular Borders town of Kelso. This is a rural, yet easily accessible area with access to miles of walking, cycling and hacking routes. It is also located upon St.Cuthbert's Way renowned for its varied terrain and beautiful scenery.

DESCRIPTION

The sale comprises a block of permanent grassland with stable block extending to with adjoining sheep handling system all extending to 3.17 hectares (7.85 acres) or thereby.



The stables are constructed of concrete block with a timber framed roof clad with steel sheeting and benefit from a concrete floor. The building includes three loose boxes, tack room, wash bay and feed store (38.68 sq.m or thereby overall).

The land is relatively level and lies at 86m above sea level and is designated as predominantly Class 3.2. Split into five paddocks, the land is ideal for equestrian or livestock grazing although there could be potential for alternative leisure or tourism uses (subject to planning).

INGOING VALUATION

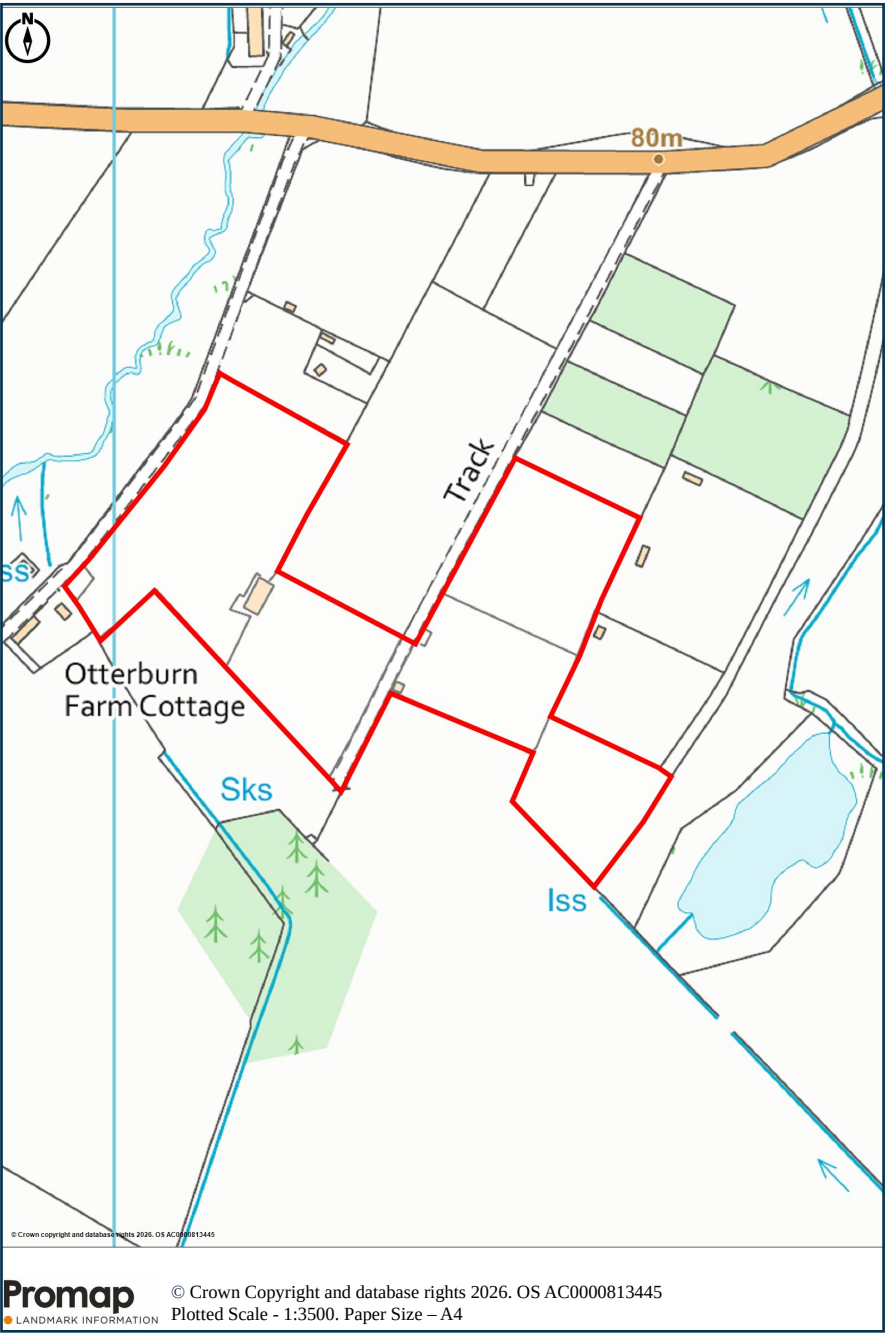
There will be no ingoing valuation.

IACS

The land is not registered for IACS purposes and there are no Basic Payment Entitlements included in the sale.

ACCESS

It is understood that there is a prescriptive right of access to the subject land from the private road which leads to Otterburn Farm with uninterrupted access taken by the current owners for a period of over 30 years for which affidavits can be provided if required. For the avoidance of doubt, the ownership of this access road is not included within the sale. It is understood that rights exist to use the track taken from the B6401 to the north boundary of the land. All rights of access in so far as they exist will be transferred with the land and the Buyer should satisfy themselves in this respect.



AGRI-ENVIRONMENT CLIMATE SCHEME

There are no agri-environmental schemes over the property.

BUSINESS RATES

The current rateable value of Pilmuir Stables is £1,325 effective 1st April 2026.

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.

CLAWBACK CLAUSE

The property will be sold subject to a clawback clause entitling the Sellers and their successors to a 50% share in the value of the property for any residential development for a period of 20 years from the date of completion of sale.

LOCAL AUTHORITY

Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

Tel: 0300 100 1800

SERVICES

There is mains water and single phase electricity to the stables.

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 is an overhead power line crossing the land.

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.

SOLE SELLING AGENT

FBRSeed Ltd
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 April 2026.

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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