



WEST MAINS FARM, BLYTH BRIDGE, PEEBLESSHIRE, EH46 7AH

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A prime Peeblesshire stock farm with modern farmhouse; a principal clear span shed and associated steading; mixed arable/cropping, temporary grassland and permanent pasture, along with semi-natural woodland and new plantations, with opportunities for further woodland planting, habitat creation, amenity and sporting

PEEBLES – APPROXIMATELY 10 MILES; EDINBURGH – APPROXIMATELY 25 MILES;
LANARK – APPROXIMATELY 19 MILES

APPROXIMATELY 174 HA (431 ACRES) IN TOTAL

GENERAL DESCRIPTION

West Mains Farm is a mixed stock unit, comprising a good proportion of “prime” Peeblesshire arable/cropping land, along with temporary grassland, permanent pasture and “green” hill, interspersed with semi-natural woodland, farm woods and newly planted areas, all set within the attractive Tarth Water valley (a tributary of the River Tweed).

The farm is centred around a good sized and practical farmhouse bungalow, built in the early 2000s, with a substantial garden area, garage and surrounding open woodland grazings, well suited for horse grazing.

Farming operations include both cattle and sheep enterprises, serviced from a modern, clear span general purpose/stock shed, with separate slatted cattle shed, lambing/sheep polytunnel, silage pit and surrounding yard area.

The farm retains a high level of amenity, with the Tarth Water and a number of ponds offering wetland habitats and the mixed woodland providing shelter and cover for game, all providing extensive traditional sporting opportunities.

LOCATION

West Mains Farm lies adjacent to and on the north-east and south-west sides of the A72, leading from Blyth Bridge to Peebles, within the north-western edge of Peeblesshire and the Scottish Borders area.

The farm lies approximately ten miles north-west of the town of Peebles and eight miles north-east of the town of Biggar, with Edinburgh City Centre being approximately twenty-five miles to the north-east and accessed by the A701 at Blyth Bridge. Glasgow lies approximately forty-three miles to the north-west. Biggar offers a good range of local town services, with Peebles providing a larger range of services along with secondary schooling. Nearest primary schooling is at Romano Bridge, approximately two miles to the north.

The nearest livestock market is at Lanark, which is approximately nineteen miles to the west.

The surrounding area is characterised by a mixture of open farmland, commercial forestry, farm woodland and upland areas.

DIRECTIONS

From Edinburgh, take the A703 south from the Hillend junction and joining the A701. Continue through Penicuik on the A701. Approximately three miles south of Penicuik, turn right at the “Leadburn” junction, staying on the A701. Continue on the A701 for approximately nine miles and continue through Blyth Bridge. Immediately after Blyth Bridge, turn left onto the A72 (Signposted “Peebles”). The entrance to West Mains Farm is approximately 200m from the junction.

Post Code: EH46 7AH. It is strongly recommended that you do not rely on Satnav in this rural location and check on a route map prior to any scheduled viewing.

What3Words: ///polar.expand.compiled

METHOD OF SALE

West Mains Farm is offered for sale as a whole or in 3 lots.

LOT 1 – LAND

DESCRIPTION

A useful block of “prime” Peeblesshire arable/cropping land and grassland with mixed woodland and water margin/habitats.

ACCESS

Access is taken directly off the A72.

AREAS

Land Type	Ha	Acres
Arable/Temporary Grass	43.12	106.55
Temporary Grass	13.32	32.91
Rough Grazings	3.58	8.85
Mixed Farm Woods	5.09	12.58
New Plantations/ Clear Fell Areas	1.85	4.57
TOTALS	66.96	165.46





LAND USE CLASSIFICATION

The land is identified by the James Hutton Institute for agricultural use, as mainly Grade 4:2, with a smaller area of Grade 4:1.

LOT 2 – LAND AND STEADING

DESCRIPTION

A block of temporary grassland, permanent pasture and hill grazings, interspersed with semi-natural woodland and farm plantations and serviced from a modern farm steading with buildings, hardstanding and ample “set-down” areas.

BUILDINGS

1. General Purpose/Stock Shed – Approximately 36m x 24.5m. Steel portal frame with low block wall and vented, box profile steel sheet side cladding, under box profile steel sheet roof. Internal block walls forming store room and WC.
2. Cattle Shed – Approximately 24m x 4.5m. Mono-pitched steel frame with part concrete panel/part timber boarding/part box profile steel sheet/part open sides with feed barriers, under box profile roof. Slatted floor with under slat slurry tank.
3. Silage Pit - Open. Earth sides.
4. Polytunnel – Approximately 45m x 9m. Steel frame. Earth floor.

ACCESS

Access to the steading is over a short section of farm road leading from the A72, with direct access to some fields off the A72. Access is also available by way of a secondary farm road to the south of Castlecraig.

AREAS

Land Type	Ha	Acres
Temporary Grass	35.33	87.3
Improved Permanent Pasture	16.18	39.98
Permanent Pasture	0.71	1.75
Permanent Pasture/ Rough Grazings	0.17	0.42
Open woods (grazed)	18.87	46.63
Hill/Rough Grazings	19.53	48.26
Mixed Farm Woods	3.93	9.71
New Plantations/ Clear Fell Areas	11.73	28.98
TOTALS	106.45	263.03

LAND USE CLASSIFICATION

The land is identified by the James Hutton Institute for agricultural use, as a mixture of Grades 4:1, 4:2 and 5:3. The land is also identified by the James Hutton Institute for forestry use as mainly Class F4 with some Class F5.

LOT 3 – “GALLOWBERRY BANK” AND LAND

DESCRIPTION

“Gallowberry Bank” is an attractive and well-designed modern bungalow, set in a good sized and enclosed garden, with ample parking. It is a timber frame “kit” construction with block/rendered outer walls, under a pitched slate roof.

ACCOMODATION

Accommodation comprises:

Ground floor – Front door porch; main hall; living/ dining room with open fire; kitchen/breakfast room with wall and base units; utility room with boiler; master bedroom with ensuite shower room; two further double bedrooms; one single bedroom; and bathroom

OUTBUILDINGS

Garage – block/rendered walls under slate roof with single up and over door.

COUNCIL TAX

The property is assessed for Council Tax as Band F.

SERVICES

Mains electricity. Mains water. Private drainage. Oil boiler central heating and hot water.

ITEMS INCLUDED

All carpets. Other items may be available by separate negotiation.

HOME REPORT

A copy of the Home Report is available to interested parties from the selling agents.

ENERGY PERFORMANCE CERTIFICATE (EPC)

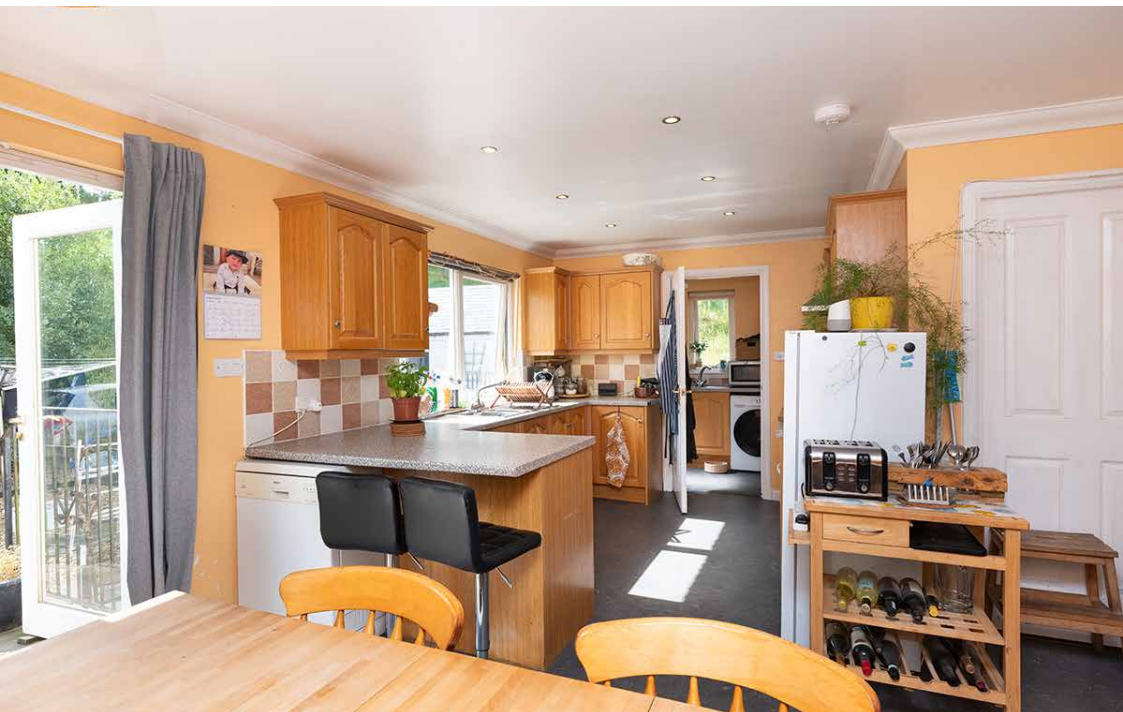
The property is assessed for EPC purposes as Band C (70).

ACCESS

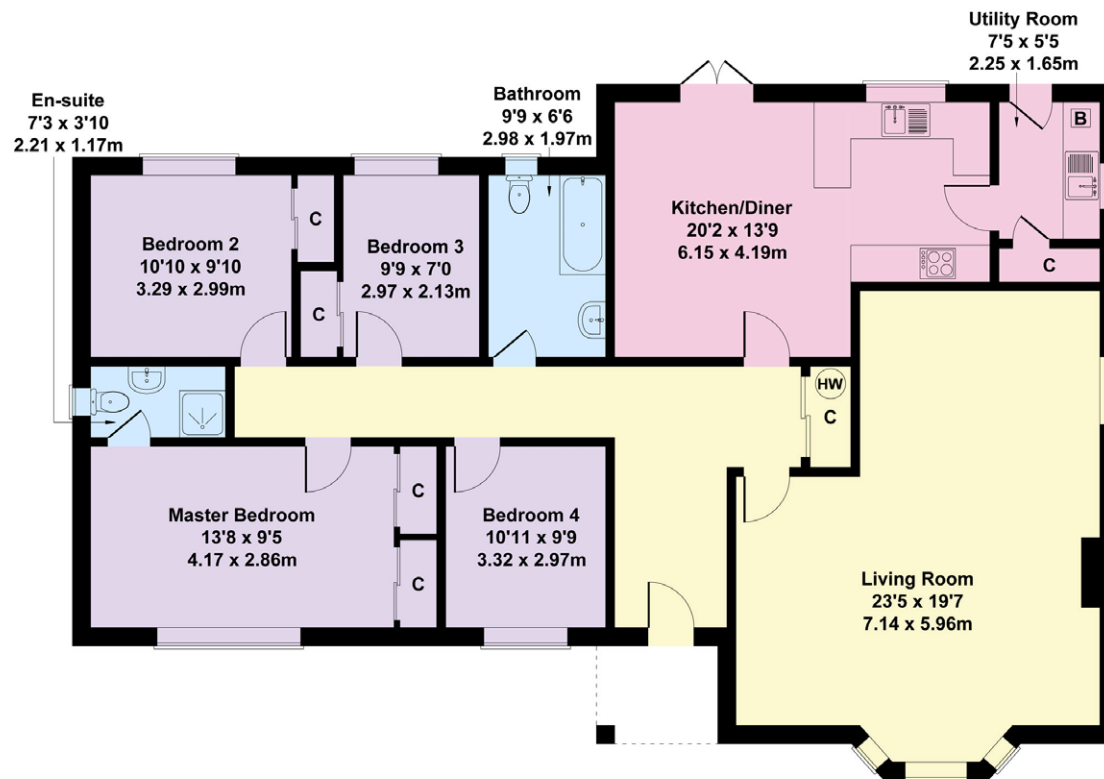
Access is over a short section of farm road leading from the A72. This private road is also shared with the adjoining farm and in the event of a separate sale of this lot, appropriate access rights will be granted.

AREAS

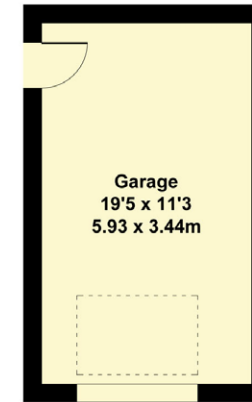
Mixed open woods and grazings – approximately 1.31 Ha (3.24 acres)



GALLOWBERRY BANK FLOORPLAN



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



GARAGE



GENERAL INFORMATION

INTEGRATED ADMINISTRATION AND CONTROL SYSTEM (IACS)

All the farmland is registered for IACS purposes.

BASIC PAYMENT SCHEME (BPS) ENTITLEMENTS

BPS entitlements comprise:

- 115.08 units of Region 1
- 54.71 units of Region 2
- 0.87 units of Region 3

BPS entitlements may be available to the purchaser by separate negotiation.

Any payments relating to the 2026 scheme year will be retained by the Seller. If applicable, on taking entry, the purchaser will be required to comply fully with any 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) 2026 for the remainder of the scheme year.

The farm currently benefits from a Carbon Audit and Integrated Pest Management Plan, as part of ongoing Whole Farm Plan requirements.

The land is currently not subject to any Agri-Environment Climate Scheme (AECS).

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

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

PLANNING AND PLANNING HISTORY

The farm has previously been subject to a Section 75 agreement relating to the farmhouse ("Gallowberry Bank"). A Notice of Discharge in relation to the Section 75 agreement was issued by Scottish Borders Council (Ref 26/00677/MOD75) on 23rd June 2026, for the "Discharge of planning obligation pursuant to planning permission 98/00465/OUT AND 03/01996/FUL" and the formal discharge has been signed by Scottish Borders Council.

Further details are available as part of the information pack.

DESIGNATIONS

There are no Scheduled Ancient Monuments on the farm.

The Tarth Water forms part of the River Tweed Special Area of Conservation designation.

THIRD PARTY RIGHTS AND SERVITUDES

There is a short section of "Core Path" (Core Path reference 167) crossing Lot 1. There are no other designated public paths or public rights of way crossing the farm.

Secondary farm access tracks to the south of Castlecraig and east of the A72 are shared with other third-party users, for which access rights are retained in their favour.

The farm is crossed by a number of electricity pole lines, for which annual wayleave payments are received.

A mains water pipe crosses the farm, servicing Castlecraig.

The farm is 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 such respects.

PRIVATE WATER SUPPLY

The farm steading and water troughs are served by a private water supply. The same private water supply also serves a number of other properties. A full summary of the private water supply details is available as part of the information pack.

WOODLAND

The farm benefits from a mixture of semi-natural woodland (identified as "Lowland mixed deciduous" in the Native Woodland Survey of Scotland) and mixed plantations.

Most recent plantings have been completed through a Forestry Grant Scheme (FGS) contract (Contract reference 20FGS47483) (dated 2020) totalling approximately 11.02 Ha of Woodland Creation and planted in/around 2021. There are no further payments due in relation to this grant.

A number of small areas (totalling approximately 3.08 Ha) have been clear felled under Felling Permission (FPA-6991). Restocking and maintenance conditions apply.

The FGS contract and Felling Permission will be assigned to the buyers, who will satisfy themselves as to any ongoing obligations.

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

Further details of the FGS and Felling Permission are available as part of the information pack.

THIRD PARTY OCCUPANCIES

"Gallowberry Bank" (Lot 3) is currently occupied under a Private Residential Tenancy.

The shooting rights are currently let on a sporting lease, which terminates on the 1 January 2027.

There are two small community broadband transmitter sites on the hill area, currently let to Borders Online Ltd.

Further details are available as part of the information pack.

MINERAL RIGHTS AND SPORTING RIGHTS

Insofar as these rights form part of the seller's title, they are included within the sale.

ENTRY

By mutual agreement.

VIEWINGS AND FURTHER INFORMATION

For further information or to arrange an appointment to view please contact Walker Scott Ireland Ltd. Viewing is strictly by appointment. Please note that the fields may be grazed by stock (cattle and sheep) at the time of viewing and viewers must take all steps not to unduly disturb stock or put themselves in danger by approaching stock in a manner that might cause them disturbance.

Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

INFORMATION PACK

An information pack, including copies of key documents, will be available on request from the selling agents to all those who note interest through their solicitor and can provide acceptable proof of funding.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, before an offer can be accepted and the property put "Under Offer", the offer must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents. In addition, all offers must be accompanied by clear confirmation of the source of funding.

INGOING VALUATION

In addition to the purchase price, the purchaser will be required to purchase the following:

- 1) Any growing crops
- 2) Any cultivations and residual fertiliser
- 3) Any manure in store
- 4) Any silage in store
- 5) Any oils, fuels, fertiliser, sprays, chemicals, seed and sundries in store.

The purchase price of the above will be set by a mutually appointed valuer, or failing agreement, a suitable valuer appointed by application to the Royal Institution of Chartered Surveyors (RICS).

SELLER'S SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey St, Edinburgh, EH3 9EE

E: grierson.dunlop@turcanconnell.com

Tel: 0131 228 8111

W: www.turcanconnell.com

LOCAL AUTHORITY

Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0SA

Tel: 01835 824000

W: www.scotborders.gov.uk

SCOTTISH GOVERNMENT RURAL PAYMENTS & INSPECTIONS DIVISION

Local Office - Cotgreen Road, Tweedbank, Galashiels, TD1 3SG

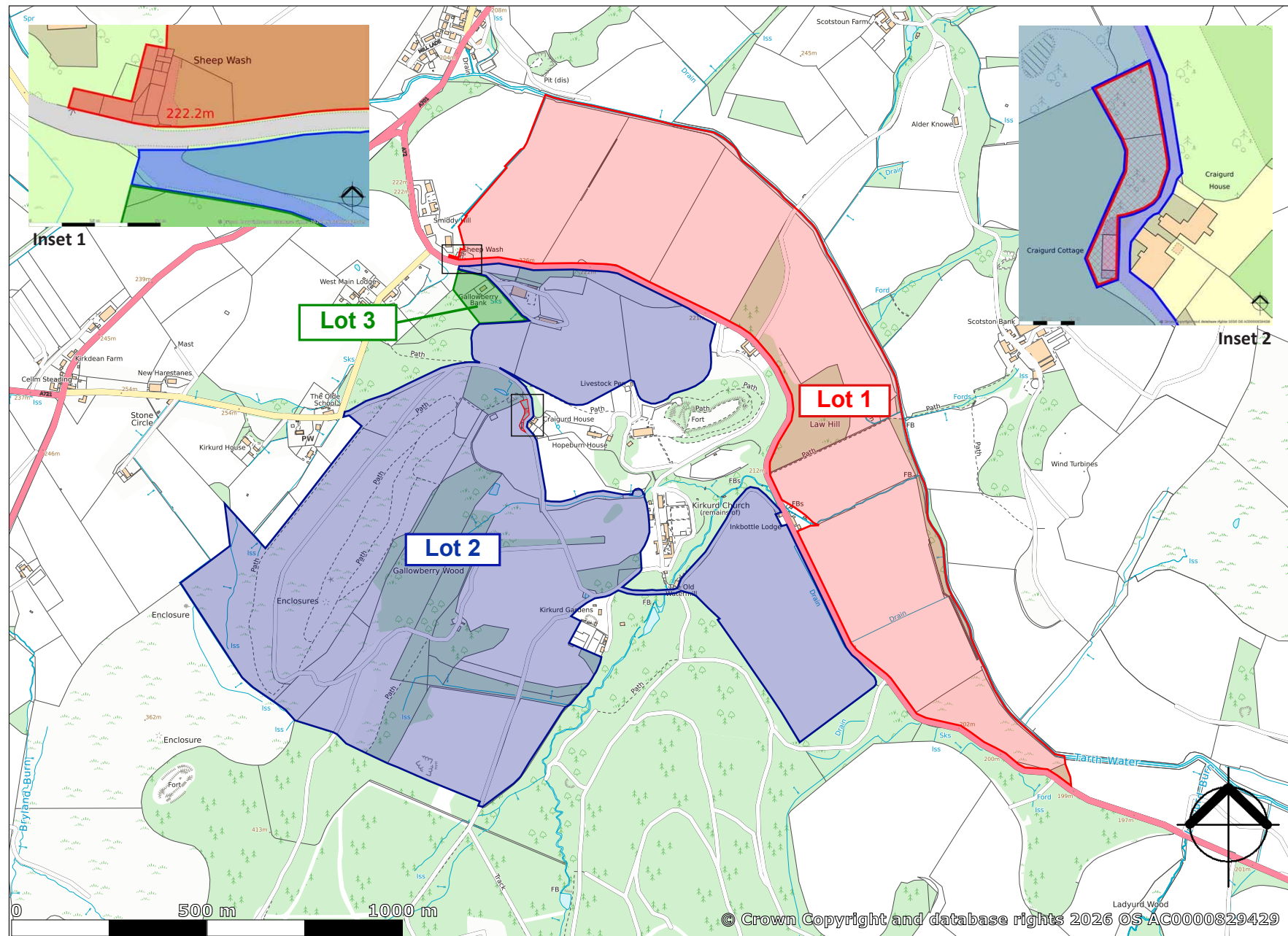
Tel: 0300 2441400

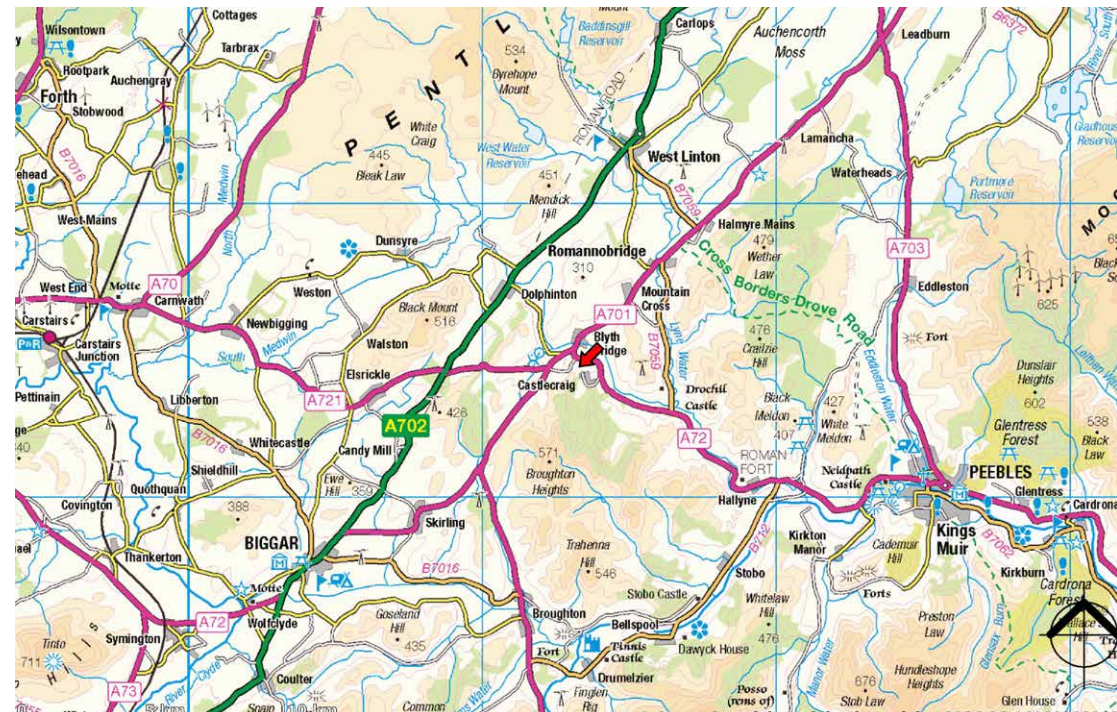
FORESTRY AND LAND SCOTLAND

South Region

Tel: 0300 067 6900









82 High Street, Peebles, EH45 8SW

TEL: 01721 721669

Email: enquiries@walkerscottireland.com

WWW.WALKERSCOTTIRELAND.COM

Walker Scott Ireland Ltd give notice that: They are not authorised to make or give any representations or warranties in relation to the business or property for sale/to let either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. They have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photos July/August 2026 and text July/August 2026.

Company Number SC500115

WALKER SCOTT IRELAND

CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



01721 721669

WWW.WALKERSCOTTIRELAND.COM