

# LOWER ST JOHNS FARM

Foulden, Berwick upon Tweed, Berwickshire, TD15 1UG

Edwin  
Thompson









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Foulden, Berwick upon Tweed, Berwickshire, TD15 1UG

Edinburgh 52 miles

Berwick upon Tweed 6 miles

Duns 12 miles

Newcastle upon Tyne 69 miles

**A highly productive grade 2 arable farm with 4/5-bedroom bungalow, two semi-modern farm buildings and beautiful views, all set in the heart of rural Berwickshire.**

## Lower St Johns Farmhouse

Two reception rooms, 4/5 bedrooms. Magnificent views.

## Farm Buildings

Two semi-modern farm buildings.

## Land

53.96 acres (21.84 ha) arable ground.

**54.73 acres (22.15 hectares) or thereabouts in total.**

**For sale by private treaty with vacant possession as a whole.**

These particulars are given as a general outline and your attention is drawn to the important notice printed within.

## Selling Agents



44/48 Hide Hill, Berwick upon Tweed, Northumberland, TD15 1AB

T: 01289 304432

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## Solicitors



47 Market Square, Duns, TD11 3BX

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E: [mel.roberts@melroseporteous.co.uk](mailto:mel.roberts@melroseporteous.co.uk)

## GENERAL INFORMATION

### Situation

Lower St Johns Farm is located in South Berwickshire, in an area renowned for the quality and productivity of its land and the beautiful surrounding countryside.

The farm is easily accessible, lying just a mile north of the A6105 road, and within a short drive of the A1 (5 miles) which provides direct access to Edinburgh and Newcastle upon Tyne, both of which have international airports (Newcastle 69 miles and Edinburgh 52 miles). Additionally, there is a main line railway station at Berwick upon Tweed (6 miles) on the East Coast Route with direct connections to Edinburgh, Newcastle and London.

The village of Chirnside (5.8 miles) provides local services including a post office, village shop and primary school. The larger towns of Duns and Berwick upon Tweed provide a broader range of facilities. There are excellent modern high schools in Duns and Eyemouth and a number of private schools in and around Edinburgh in addition to those at Longridge Towers, Berwick-upon-Tweed, Belhaven, Dunbar and St Mary's, Melrose. The area is well served by grain and agricultural machinery merchants and there are livestock markets at St Boswells (32 miles) and Wooler (23 miles).



Set within the stunning Borders countryside, Lower St Johns Farm is well placed to enjoy all this unspoilt region has to offer. This is an area of low population and contrasting landscapes, ranging from the upland expanses of the Lammermuirs through to the fertile farmland of East Berwickshire running down to the rugged cliffs and golden sands of the east coast. The Scottish Borders is renowned for its recreational, amenity and sporting opportunities which include several local golf courses, Kelso

racecourse and excellent riding and walking throughout the area. For the field sports enthusiast there is first class fishing on the River Tweed and its tributaries and top quality pheasant, partridge and grouse shooting available. The North Northumberland and Berwickshire coastlines lie close by with their magnificent beaches and rocky coves providing sea fishing, surfing and scuba diving opportunities.

## Directions

From the north, take the 3rd exit at Berwick, Highfields roundabout and follow the A1 for approximately 1 mile. Then turn right along Duns Road (A6105). On entering Foul登, take the first turning right. Continue along this road for about 1 mile and Lower St Johns Farm is on your left-hand side.

From the south, take the A1 north from the East Ord roundabout (2nd exit) and then turn left after around 1.5 miles along Duns Road (A6105). On entering Foul登, take the first turning right. Continue along this road for about 1 mile and Lower St Johns Farm is on your left-hand side.

what3words: ///puzzled.slack.renovated

## General Description

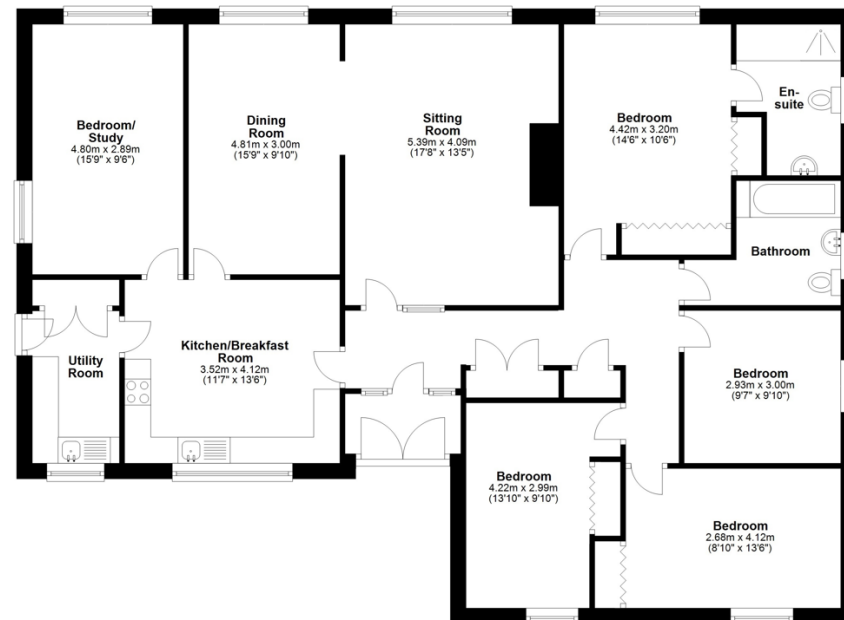
Lower St Johns Farm is a ring-fenced arable farm in a desirable location in sought after rural Berwickshire. The holding has been sympathetically farmed on a continuous cropping system with the principal crop being spring barley grown to malt.

The land is all classified as grade 2 under the Land Capability Plan and lies between the 110 and 135 metre contours with an average annual rainfall of approximately 700mm. The majority of fields are large and well-shaped with minimal waste.

Soils are deep, sandy clay loams (Hobkirk Series) with minimal stone content and are well suited to the consistent production of high yielding arable crops. Field drainage is good, and the land is clean with no significant weed ingress.

Two semi-modern sheds and a small yard area situated immediately north of the farmhouse provide useful storage space for equipment.

The farmhouse, a 4/5-bedroom bungalow was constructed in the mid-1980s and provides well-presented, light and spacious family accommodation as well as exceptional southerly views over the beautiful Berwickshire countryside.



Total area: approx. 150.6 sq. metres (1620.6 sq. feet)

## The Farmhouse

The farmhouse is a detached, south facing bungalow located a short distance to the south of the farm buildings and commands spectacular panoramic views across open countryside towards the Cheviot Hills.

The property was built in the mid-1980s and offers well-presented, light and spacious family accommodation. The property benefits from double glazing and solar panels which are located on the south-facing side of the roof. Excess electricity is used for supplementary heating of domestic hot water.

The accommodation includes:

### Ground Floor

**Entrance Vestibule:** A spacious and welcoming entrance vestibule with hooks for hanging cloaks and space for shoes and boots.

**Entrance Hallway:** A light and spacious hallway giving access to all areas of the bungalow. A double and a single cupboard provide useful storage space.

**Dining Room:** Beautifully proportioned, south facing room with ample space for a dining table.

**Living Room:** Good sized, light and airy south facing room.

**Dining Kitchen:** Fitted kitchen with plentiful wall and floor kitchen units with laminate worktops, double oven with hob and extractor over and area large enough to accommodate a kitchen table.

**Utility Room:** Wall and base units with a stainless-steel sink, LPG Worcester boiler (fitted 2023) and external door leading out onto the gravel driveway.

**Family Bathroom:** Fully equipped family bathroom with a bath and shower over, toilet and hand basin.

**Master Bedroom with ensuite:** Generous sized, south facing double bedroom with two built-in wardrobes and ensuite shower room featuring a walk-in shower, vanity unit and toilet.

**Bedroom 2:** West facing double bedroom benefitting from far reaching scenic views across the countryside.

**Bedroom 3:** North facing double bedroom with a built-in wardrobe and far-reaching scenic views across the countryside.

**Bedroom 4:** North facing bedroom benefitting from a built-in wardrobe.

**Bedroom 5/Office:** A light and airy, dual aspect, south facing room which currently serves as an office/craft room. The room could also serve as a spacious bedroom.

### Gardens

To the front of the farmhouse is a large gravel driveway providing ample parking space for several cars. A good sized border with well-established shrubs provides colour and interest. To the rear is a lawned area with a well-established beech hedge providing both shelter and privacy. Please note that the greenhouse is excluded from the sale.

A small orchard with apple, pear and plum trees can be found to the north of the bungalow.





### Farm Buildings

The semi-modern farm buildings occupy a relatively level site to the north of the farmhouse and are accessed either from the public road or via a track that leads from the farmhouse. There is plentiful yard space around the buildings which include:

General purpose shed (17m x 7.5m) with concrete floor, part block, part corrugated iron side cladding with corrugated iron roof.

Lean to workshop/store (17m x 7.5m) with concrete floor, part block, part timber clad walls under a corrugated iron roof.

### The Land

The land is all classified as grade 2 and the fields are well shaped and easily accessed off the adjoining public road and via internal tracks. The total acreage is ring fenced and extends to 53.96 acres (21.84 ha) in its entirety. In recent years, the farm has solely grown spring barley which has met malting standards. Soil fertility is understood to be good, and lime has been applied regularly as required.



### Basic Payment Scheme

The farm has an allocation of 21.85 Region 1 Basic Farm Payment Entitlements which are included in the sale. The 2024 payment will be retained by the Vendor in full.

### Agri-Environmental Scheme

The farm is not currently in any agri-environmental agreement.

### Servitude Rights, Wayleaves & 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, 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.

### Lotting

The property is offered for sale as a whole.

### Offers

Offers in Scottish legal form should be submitted to the Selling Agents.

### Viewing

Strictly by appointment with the Selling Agents.

### Tenure

Absolute ownership.

### Sporting and Mineral Rights

The sporting and mineral rights are included in so far as they are owned.

### Services

**Electricity:** Mains electricity is connected to the farmhouse with single phase to the farm buildings.

**Water:** Water from a private borehole located to the rear of the bungalow supplies both the bungalow and the two farm buildings.

**Drainage:** Private to a septic tank located in the garden to the north of the farmhouse.

**Central Heating:** LPG central heating is provided to the farmhouse.

### Boundary Walls and Fences

In so far as it is known all boundary maintenance liabilities are shared equally with the adjoining owners with the exception of those adjoining public roads.

### Council Tax and EPC Rating

Farmhouse - Council Tax Band F & EPC Rating D.





### Method of Sale

The property is offered for sale as a whole with vacant possession by private treaty with entry by arrangement between the parties. A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents.

The vendor shall not be bound to accept the highest or indeed any offer. Offers in Scottish legal form should be submitted to the Selling Agents.

### Ingoing

There will be no ingoing valuation.

### Statutory Designations

The farm lies within the Lothian and Borders Nitrate Vulnerable Zone. There are no other known special landscape designations, scheduled monuments, listings or other potentially prejudicial statutory notifications affecting the property.

### Planning

In December 2021, an application for the discharge of a planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act 2007 at Lower St Johns Farmhouse, Foulden, TD15 1UG was submitted. The discharge of this planning obligation was approved in February 2022.

More details can be found on the Scottish Borders Council website quoting ref number: 21/01984/MOD75.

### Health and Safety

Given the potential hazards of a working farm we request that you take as much care as possible when making your inspection for your own personal safety.

### Payment of purchase price

Missives must be concluded within four weeks of an offer being accepted otherwise the Vendors will consider themselves free to sell elsewhere. On conclusion of missives a non-refundable deposit of 10% of the purchase price will be paid by the Purchasers to the Vendors' Solicitors, with the balance of the purchase price being paid on completion, failing which interest will become payable on the outstanding amount at 4% above the Natwest Bank Plc base rate.

### Information Pack

An information pack including further detailed information on the property will be available to genuine prospective purchases on the signing of a confidentiality agreement.

### Fixtures and Fittings

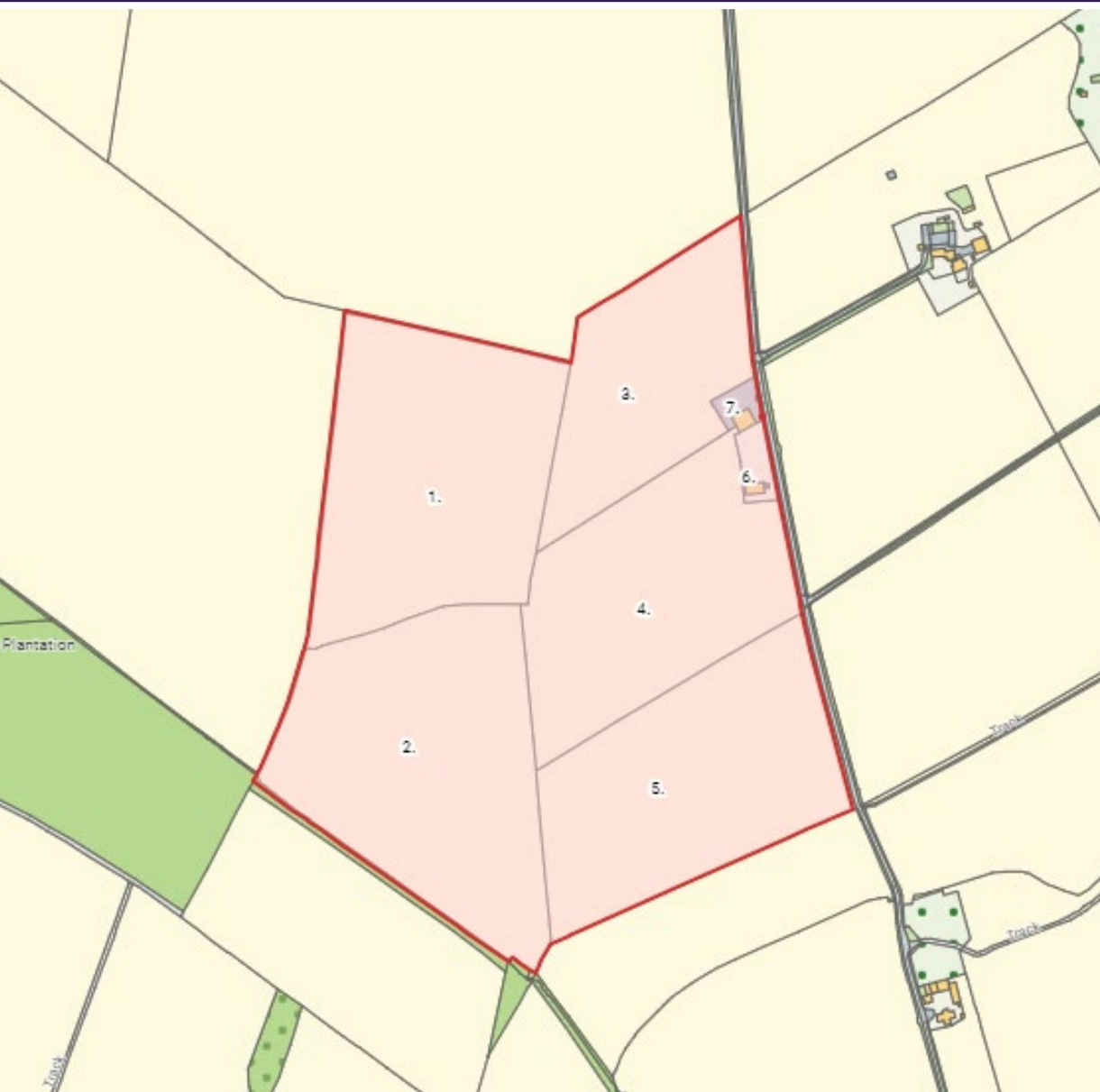
A list of items specifically excluded from the sale can be found in the Information Pack.

### Plans

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of prospective Purchasers only. Their accuracy is not guaranteed.

### 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 particulars were prepared in March 2024.



Field No	Description	Area (ha)	Area (ac)
1	Arable	4.93	12.18
2	Arable	5.35	13.22
3	Arable	2.98	7.36
4	Arable	4.13	10.21
5	Arable	4.45	11.00
6	House and Gardens	0.16	0.40
7	Farm Buildings	0.15	0.37
	<b>TOTAL</b>	<b>22.15</b>	<b>54.73</b>



### Important Notice

Edwin Thompson for themselves and for the Vendors of this property, whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, any offer or contract.
- 2) All descriptions, plans, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending Purchasers should not rely upon them as statements or representations of fact but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters.
- 4) Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors or their Agents.
- 5) No person in the employment of either the Vendors or their Agents have any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into any contract on behalf of the Vendors.
- 6) No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold or withdrawn.
- 7) The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects.
- 8) The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale.
- 9) Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil action.

# Lower St Johns Farm

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Newcastle  
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales  
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