



**SUNDHOPE, HAWICK,
SCOTTISH BORDERS, TD9 0NB**



SUNDHOPE, HAWICK, SCOTTISH BORDERS, TD9 ONB



A rare opportunity to acquire an exceptional 1,839acre (744.28ha) hill farm nestled beautifully in the Scottish Borders hills between Newcastleton and Hawick.

Location

Sundhope is located 7.8miles north of the village of Newcastleton which offers good local amenities and 13 miles south of Hawick where a wider range of amenities are available including schools, supermarkets and leisure facilities. Carlisle and the M6 motorway can be reached in under an hour while Newcastle and Edinburgh can both be reached in under 2 hours.

What3words://sketches.vowed.standards

Offers over £3,200,000

Sole Selling Agents:
C&D Rural,
Lakeside, Townfoot,
Longtown, CA6 5LY

01228 792 299 | office@cdrural.co.uk





KEY FEATURES

- 1,839.11 acre (744.28 ha) hill farm.
- Unique Rural property
- Hefted acclimatised pure bred Blackface flock to be taken on by buyer.
- Traditional 2 bedroom stone and slate cottage in need of some modernisation.
- Potential for woodland creation, peat restoration and carbon capture.



The Buildings and Land

There is a traditional dutch barn of steel frame construction with corrugated tin sheet roof and walls and earth floor. This shed is currently used for shearing and general storage. There is a further small stone and slate barn adjacent to the stone built sheep buchts. These offer good handling facilities with a race, shedder, and mutiple pens.

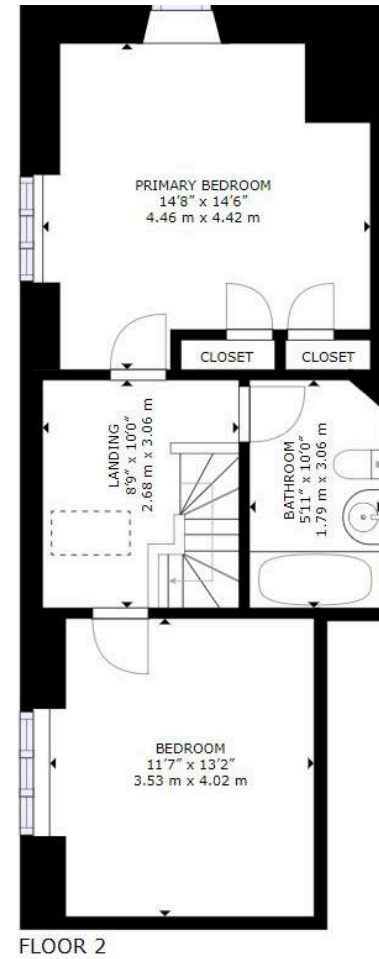
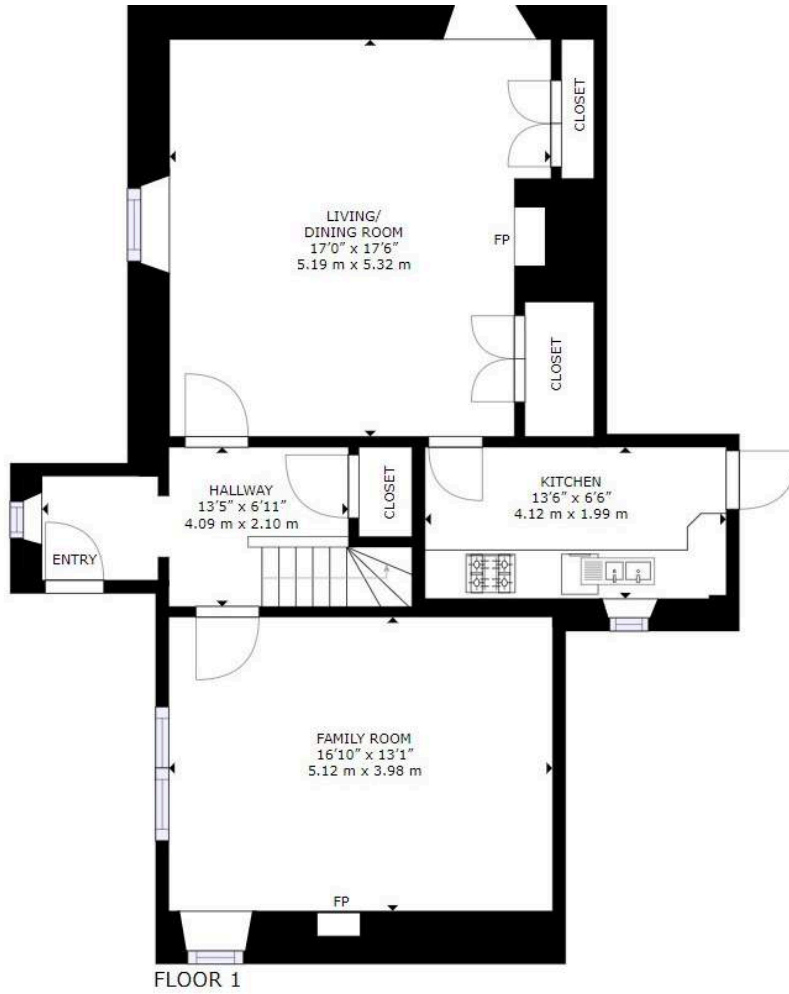
The land at Sundhope extends to 1,839 acres (744ha) in 13 enclosures. The house and buildings lie at 900ft (275m) above sea level and the land rises from there to the top of Greatmoor Hill which peaks at 1,965ft (599m). The land offers exceptional botanical biodiversity with a vast array of plant life. Sundhope Burn traverses the farm along with a number of other Sikes. The land is mixed with areas of peat, better grazing and rocky hill faces all of which create opportunities for development and diversification. The vendor currently runs 7 hefts of Blackface ewes with a total flock of 800 Ewes and 220 Ewe Hogs and 25 tups.

The Farmhouse

Built of traditional construction under a slate roof, the house offers well-proportioned rooms, retained period features and a flexible layout. This house does require modernisation but with scope to extend and sitting in a peaceful situation, Sundhope House could offer a delightful home.

The accommodation briefly comprises 2 reception rooms and kitchen on the ground floor with 2 bedrooms and a bathroom on the first floor.



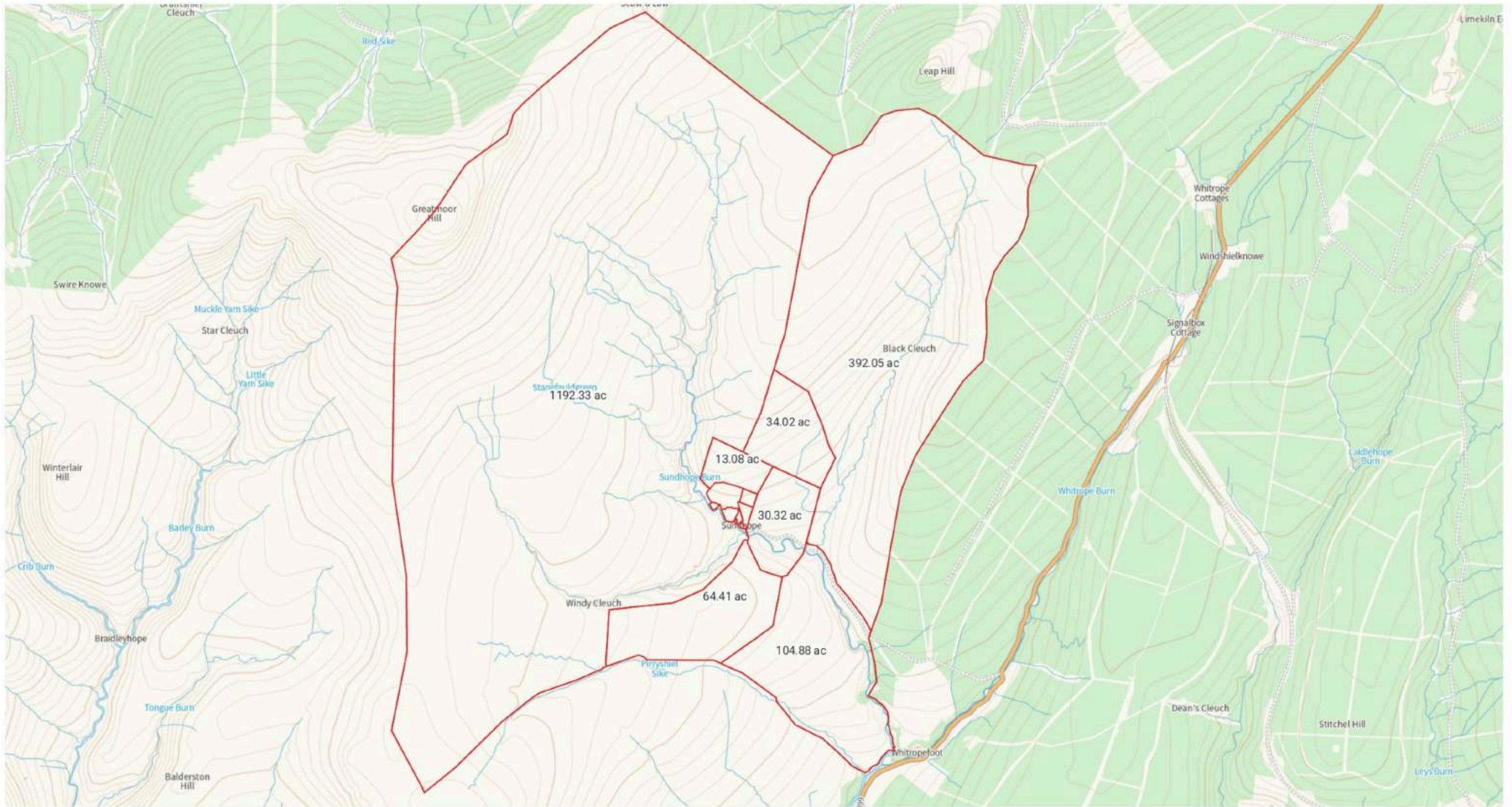


GROSS INTERNAL AREA
 FLOOR 1: 831 sq. ft. 79 m², FLOOR 2: 599 sq. ft. 52 m²
 TOTAL: 1,410 sq. ft. 131 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1





Plot ID	Map Sheet	Field No's	Type	Hectares	Acres
NY 49684	99930	1	Rough Grazing **	482.52	1192.31
NT 51210	00287	2	Rough Grazing	158.66	392.05
NY 50855	98508	3	Rough Grazing	42.62	105.31
NY 50245	98753	4	Rough Grazing	26.06	64.39
NY 50679	99218	5	Rough Grazing	12.27	30.32
NY 50679	99684	6	Rough Grazing	13.77	34.03
NY 50419	99468	7	Rough Grazing	5.29	13.07
NY 50482	99335	8	Rough Grazing	0.47	1.16
NY 50312	99322	9	Rough Grazing	1.48	3.66
NY 50468	99257	10	Rough Grazing	0.49	1.21
NY 50430	99243	11	Rough Grazing	0.14	0.35
NY 50391	99250	12	Rough Grazing	0.40	0.99
NY 50313	99295	13	Rough Grazing	0.11	0.27
			TOTAL	744.28	1839.11

A small area has been fenced off to create a separate enclosure



GENERAL REMARKS AND STIPULATIONS

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Mines & Minerals: All mines and mineral rights are included insofar as they are owned.

Sporting rights: All sporting and fishing rights are included.

BPS: The land is all registered with SGRPID and extends to 744ha all of which has been claimed every year. A total of 640 Region 2 Entitlements are included in the sale. The land is also eligible to claim Less Favourable Area. The purchaser shall pay to the selling agents £250 + VAT to cover the costs of transferring the entitlements and completion of the relevant paperwork. The vendors will retain the full payment for 2024.

Sheep Flock: The acclimatised and hefted Blackface flock is to be taken on by the purchaser at market value at the date of Conclusion of Missives. Valuation to be undertaken by C & D Auction Marts Ltd and the cost of the valuation is to be equally split between the vendor and the purchaser.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: Sundhope House- TBC

Local Authority: Scottish Borders Council. Council Tax Band C

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Purchase Price: Within 7 days of the Conclusion of Missives a non-returnable deposit of 10% of the purchase price shall be paid.

Offers: Offers in Scottish Legal Form are to be submitted to the selling agents, C&D Rural, Lakeside, Longtown, CA6 5LY or by e-mail to office@cdrural.co.uk. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Lotting: It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).





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