

An aerial photograph of a rural landscape. In the foreground, there's a large, light-brown field, possibly a sports field or a large paddock, with some smaller structures or trees scattered within it. To the right of this field, a road and a railway line run parallel, curving through the landscape. The surrounding area is a patchwork of green fields, some of which are yellow, indicating a mix of crops or vegetation. In the distance, the land meets the sea under a blue sky with scattered white clouds.

LAND AT GREENWOOD & HOUNDWOOD FARM

Houndwood, Duns, Near Eyemouth


BIDWELLS

LAND AT GREENWOOD & HOUNDWOOD FARM

Houndwood • Duns • Near Eyemouth • TD14 5TP

Productive Arable Land and Permanent Grazing in Prime Location

*Reston 6 miles, Berwick-upon-Tweed 16 miles,
Edinburgh Airport 51.2 miles, Newcastle Airport 79.6 miles
(all distances are approximate)*

- Extending to 25.98 hectares in all of Class 3.2 arable and grazing land.
- Well positioned next to the A1
- Building Plot with development potential

Lot 1 – Arable Land and Permanent Pasture extending to approximately 11.65ha

Offers Over £125,000

Lot 2 – Arable Land extending to approximately 6.52ha

Offers Over £125,000

Lot 3 – Permanent Pasture and Amenity Woodland extending to approximately 7.81ha plus yard space extending to 0.59ha

Offers Over £75,000

Lot 4 – Building Plot with development potential extending to approximately 0.25ha

Offers Over £20,000

Offers over £345,000 for the whole

SITUATION & LOCATION

The land at Greenwood and Houndwood is highly accessible and offers opportunities for both small scale and expanding business purchasers. The land is well positioned on gentle terrain making it ideal for efficient farming practices and ease of transportation. The A1 provides direct road links north to Edinburgh and south to Newcastle. The predominant local land use in the surrounding area is arable production, interspersed with mixed livestock farms and pockets of amenity and commercial woodland.

The land benefits from its proximity to market, allowing it to capitalise on its productive land and the region's strong agricultural systems. The area is well served by agricultural suppliers, machinery dealers, and service providers, ensuring comprehensive support for farming operations.

The Borders Machinery Ring offers access to contracting services and equipment hire, while grain merchants and feed suppliers operate across the region. Livestock and machinery sale marts can be found in St Boswells (32 miles) and Wooler (20 miles), with additional facilities in Carlisle and Lanark for larger sales. Abattoirs in Northumberland and Central Scotland provide a range of processing options for livestock producers. St Boswells Mart, situated approximately 22 miles to the southwest, offers weekly sales of prime cattle, sheep, and cast cows.

The nearby villages of Reston (4 miles) and Coldingham (6 miles) provide transport links to the north and south as well as village amenities and coffee shops. For larger supermarkets and healthcare facilities, Dunbar (15 miles) is easily accessible to the north.

The Scottish Borders is a region rich in history and natural beauty, once divided into Berwickshire, Peeblesshire, Roxburghshire, and Selkirkshire, with part of Midlothian. It is home to ancient castles, abbeys, and cathedrals, as well as spectacular landscapes, from rolling countryside and mirrored lochs to rugged coastal cliffs. The Berwickshire Coastal Path, which navigates the second-highest cliffs on Britain's east coast, passes through traditional fishing villages and offers opportunities to spot seals, dolphins, and seabirds.





Lot 2

There is a selection of schooling options nearby. Primary schools are located in Reston and Coldingham with Eyemouth Highschool and Berwickshire Highschool in Duns also nearby. For independent education, Longridge Towers School, just outside Berwick-upon-Tweed, offers both day and boarding options, whilst Belhaven Hill School in Dunbar and The Compass School in Haddington provide excellent preparatory education. In Edinburgh, Fettes College and George Heriot's School are among Scotland's most prestigious independent schools catering to both day and boarding students.

For higher education, the University of Edinburgh, a world-renowned Russell Group institution, is within easy reach, alongside the STEM-focussed Heriot-Watt University. The University of St Andrews, Scotland's oldest university, is also accessible and over the border Newcastle University and Northumbria University provide further options.



Lot 2

DESCRIPTION

The Land at Greenwood and Houndwood offers a versatile and attractive combination of arable land, permanent pasture, amenity woodland and a building plot, presenting a range of opportunities for farmers, investors and rural lifestyle purchasers. The land is well positioned within a productive and well established farming region, with good access to local markets and infrastructure.

LOT 1

Extending to approximately 11.65ha (28.79 acres) of which 8.38 hectares (20.72 acres) is arable and 3.27 hectares (8.08 acres) of permanent pasture, identified as Field 1 & 2 on the plan. The arable land is currently fallow following the last cropping season.

Field 1 lies on flat ground to the south side of the A1 and north of the Eye Water River, while Field 2 is located to the south of the river. Both fields are accessed directly from the A1 via a private track.

LOT 2

Extending to approximately 6.52 hectares (16.11 acres), Field 5 is currently in fallow following the last cropping season. The field gently slopes from north to south, with access taken from a private track at the south-west corner.



Lot 3



Lot 3



Lot 3



Lot 3



Lot 3



LOT 3

Extending to approximately 7.81 hectares (19.30 acres) of grassland, fields 6 & 7 have previously been utilised for livestock grazing and silage production.

Field 6 is accessed via a private track, with Field 7 accessed internally thereafter. The fields are fenced and stockproof with a combination of drystone dykes and rylock fencing.

Field 8 extends to approximately 1.1ha (2.72 acres) of amenity woodland, enclosed by stock fencing and accessed via Field 7.

An area of approximately 0.59ha (1.45 acres) to the northeast corner of Field 6 has been laid to yard, comprising of concrete and hardcore, which has previously been used as a site for polytunnels.

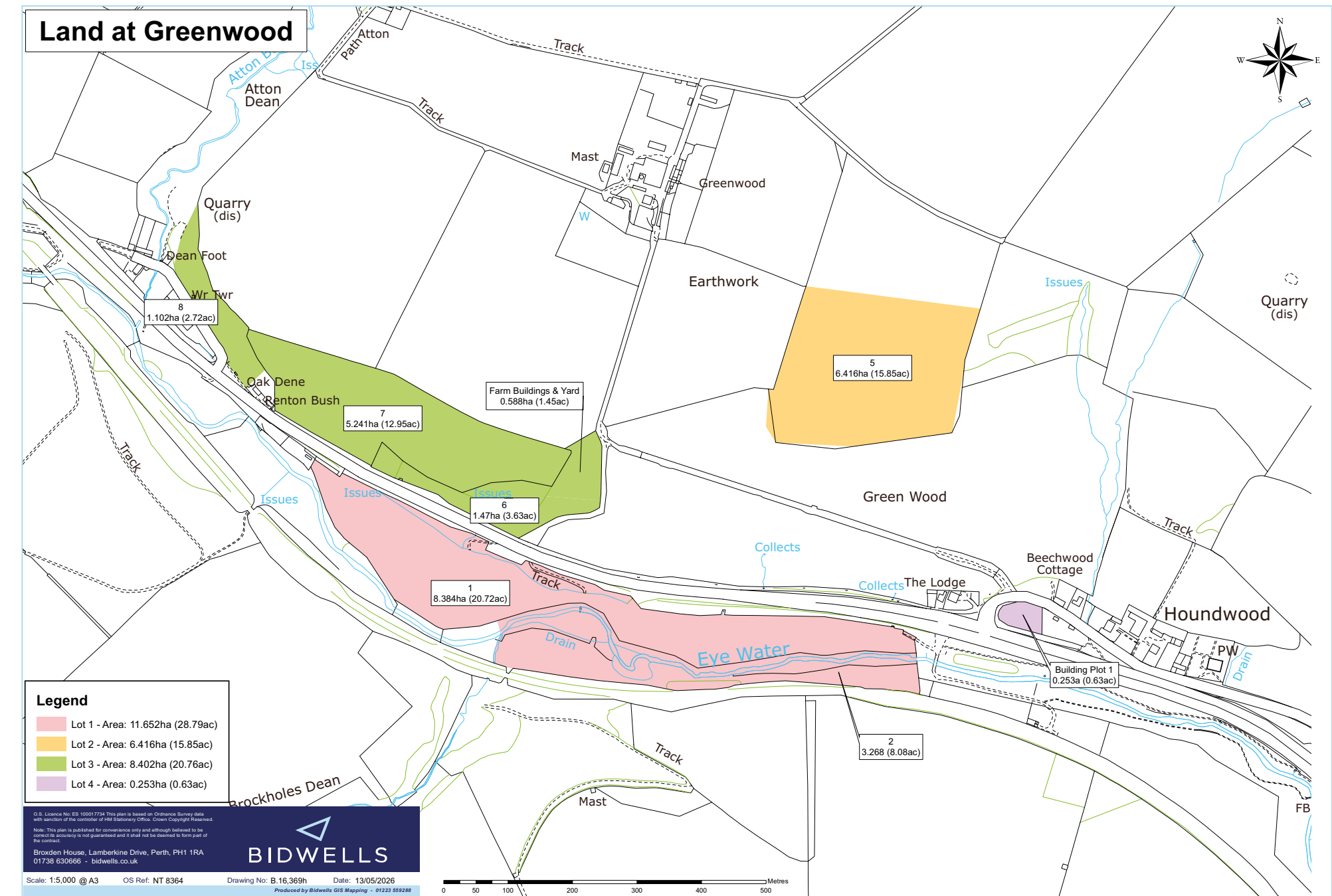
LOT 4

The Building Plot extends to approximately 0.253 hectares (0.63 acres) and is situated between the unnamed road adjoining the A1 and Rowantree Cottage.

Planning Permission in Principle application (21/01019/PPP) is currently pending for the erection of a single dwellinghouse and 2 associated car parking spaces with access to be taken from existing access off the unnamed road on the site's northern side.

The Plot benefits from nearby connections to services and the established trees provide screening from the A1.

Full details are available on the Scottish Borders Council Planning Portal under reference: 21/01019/PPP.



GENERAL INFORMATION

FLOOD RISKS

The Scottish Environment Protection Agency website provides indicative flood maps which show areas potentially at risk from coastal, fluvial or surface water flooding. We note from this website that the south of the Property, specifically Fields 1 and 2, is within an area designated as at risk of flooding from the Eye Water River and accumulating surface water. Lot 4 is also within an area designated as at risk of flooding from surface water.

PLANNING

Planning Permission in Principle is currently pending with the Scottish Borders Council. Full details are available on the Scottish Borders Council Planning Portal under reference: 21/01019/PPP

VIEWING

Strictly by prior agreement with the selling agents who should be contacted in advance to advise on access arrangements. For the personal safety of interested parties, please be aware of potential hazards at the property as the buildings and land may be in use.

DIRECTIONS

From the north:

Travel south on the A1 past Cockburnspath and Grantshouse. Take the left hand exit at the Houndwood road junction. The Building Plot will be immediately on the right.

For lot 1, turn right at the Houndwood road junction. Travel a short distance and turn right onto a gently sloping track .For Lot 2 and 3, turn left onto the minor road signed for Greenwood.

From the south:

Travel north on the A1 past Burnmouth and take the right-hand exit at the Houndwood road junction. Follow the road for approximately 72 metres, where the Building Plot is located immediately on the right. Follow the directions as above thereafter.

WHAT3WORDS

Lot 1: ///eruptions.debit.rally
Lot 2: ///subsystem.hoping.bicker
Lot 3: ///slurred.intelligible.strongman
Lot 4: ///fluctuate.crucially.runways

CLOSING DATE

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice. For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

DATE OF ENTRY

To be mutually agreed in writing.

TITLE

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

TENURE

Absolute Ownership Interest (Freehold).

DEPOSIT

A deposit of 10% of the purchase price will become payable to the seller within 14 days after conclusion of missives. Interest at 5% above the Bank of Scotland base rate shall be payable on the purchase price from the date of entry until paid and that notwithstanding that the purchaser may not have taken entry. If the purchaser fails to make payment within 28 days of the date of entry with all accrued interest, the seller shall be entitled to resile from the missives and resell the subjects of sale without prejudice to his rights and recover damages from the purchaser.

RESTRICTIONS & THIRD PARTY RIGHTS

Third Party Rights: The sellers are not aware of any third-party rights over the property.

Listing Status: None

Conservation Area: No

PLANNING PERMISSION

A planning application for the erection of a dwelling house with associated access within Lot 4 is pending with the Scottish Borders Council Planning Portal under Ref, No: 21/01019/PPP

Further information can be found on the Scottish Borders Council planning portal

FINANCIAL GUARANTEE/ANTI-MONEY LAUNDERING REGULATIONS

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

WARRANTIES & GUARANTEES

This sale is being conducted by an Administrator, acting as agent of the seller and at all times without personal liability. The subjects are to be sold without any warranties or guarantees. As such, any purchaser will require to satisfy themselves as to all matters.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

APPORTIONMENTS

The Council Tax, Rates and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry where applicable.

PURCHASER'S OBLIGATIONS

Fencing demarking the boundary of the property is generally to be maintained at the purchaser's expense in perpetuity. New fencing required to demark currently unfenced sections of the new boundary must be stockproof and will be erected and thereafter maintained at the purchaser's expense in perpetuity.

LOCAL AUTHORITY

Name: Scottish Borders Council
Address: Newtown St Boswells, Melrose TD6 0SA

T: 0300 100 1800

SELLING AGENT

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Broxden House, Lamberkine Drive, Perth, PH1 1RA

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E: scotlandagency@bidwells.co.uk

IMPORTANT NOTICE

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Sales particulars prepared, and photographs taken in April 2026.

