

# FOR SALE BY ONLINE AUCTION

**Auction Date:**  
**18<sup>th</sup> June 2026 at 3pm**

**Area of ground containing banded  
filter tanks, a filter house and a small  
bothy**

**Site area extends to approx. 0.78  
acres**

**Scottish Water also hold title to an  
adjoining area of unfenced grazing  
ground to the south measuring  
approximately 0.19 acres**

**The site is surrounded by unenclosed  
rough grazing land**

**Guide Price: £35,000**



On the  
Instructions of



WHAT 3 WORDS

**LANGHAUGH FARM, MANOR VALLEY, PEEBLES, EH45 9JP**

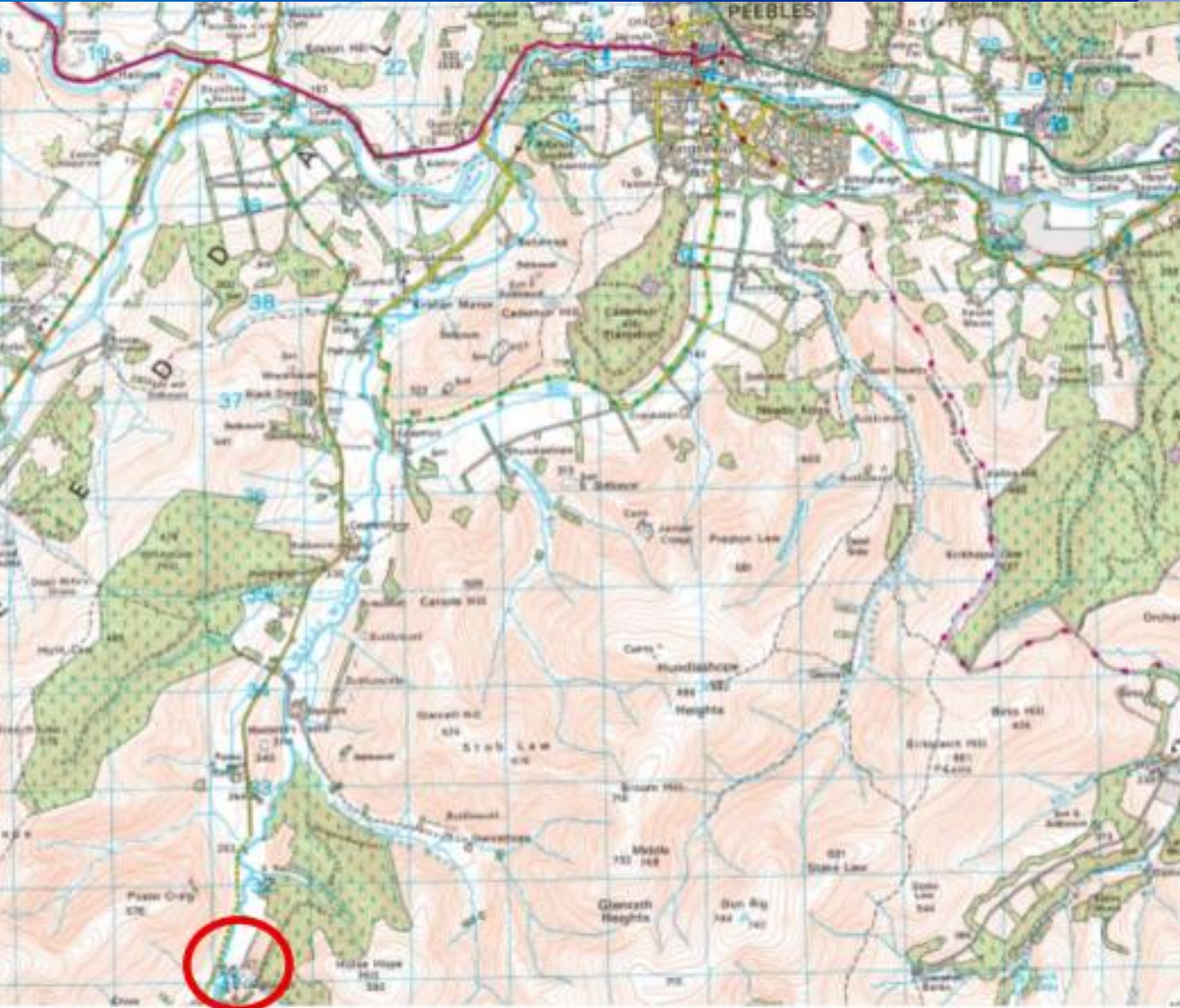
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**SHEPHERD**  
PROPERTY AUCTIONS



# Location

LANGHAUGH FARM, MANOR VALLEY,  
PEEBLES, EH45 9JP



## Location

Peebles is a popular town nestled in the picturesque Scottish Borders and lies just 20 miles south of Edinburgh city centre. Both the A703 and A72 trunk roads run through the heart of the town, offering excellent connectivity to Edinburgh and Glasgow — making it an ideal base for commuters and visitors alike.

More specifically, the site is located in a very rural area with a small number of farms and houses. Sheep and cattle graze freely over the surrounding unenclosed land. The site is immediately adjacent to a minor C class public road which leads on to only two other residential properties before ending. The site is held secure with metal fencing.

The site is located on the left-hand side of the road, just after the entrance to Langhaugh Farm.



FIND ON GOOGLE MAPS



# Description

LANGHAUGH FARM, MANOR VALLEY,  
PEEBLES, EH45 9JP



## Description

The subjects comprise a site that houses two small buildings. The site measures approximately 0.78 acres and is enclosed by metal fencing. The site is predominantly covered in rough grassland, vegetation and contains several mature trees.

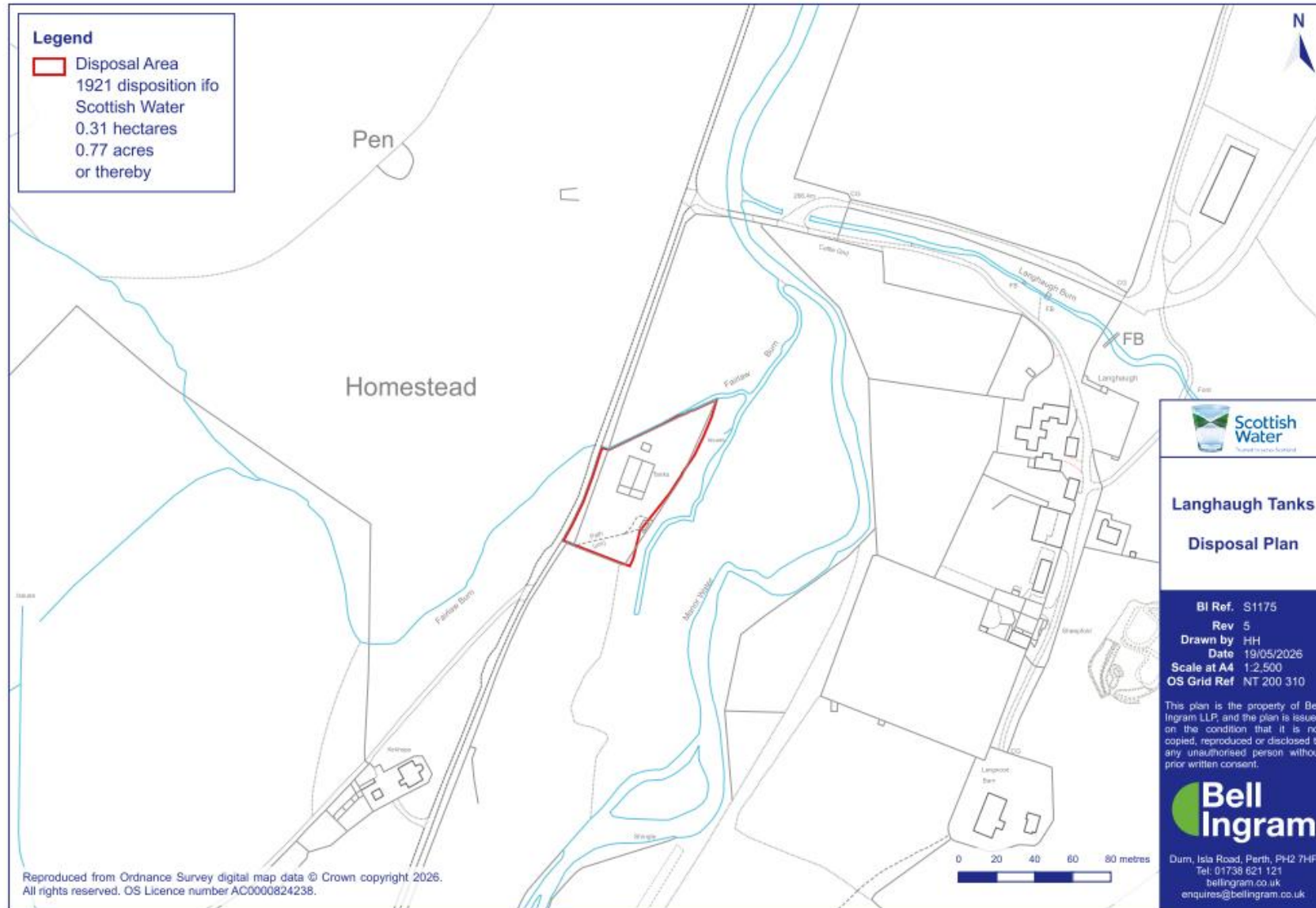
The site contains 4 large tanks which are open and uncovered. The tanks at the east contain stagnant water. It is not possible to accurately ascertain the depth of this due to discoloration and algal growth.





# Disposal Plan

LANGHAUGH FARM, MANOR VALLEY,  
PEEBLES, EH45 9JP





## Auction Date

The auction will be held on 18<sup>th</sup> June 2026 at 3pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

## Guide Price

The property has a guide price of **£35,000 + VAT**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## Buyer Fees

There are no buyer's fees with this lot.

## No Resale Clause

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

## Legal Pack

The legal pack is available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

N/A

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### Shepherd Chartered Surveyors

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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