

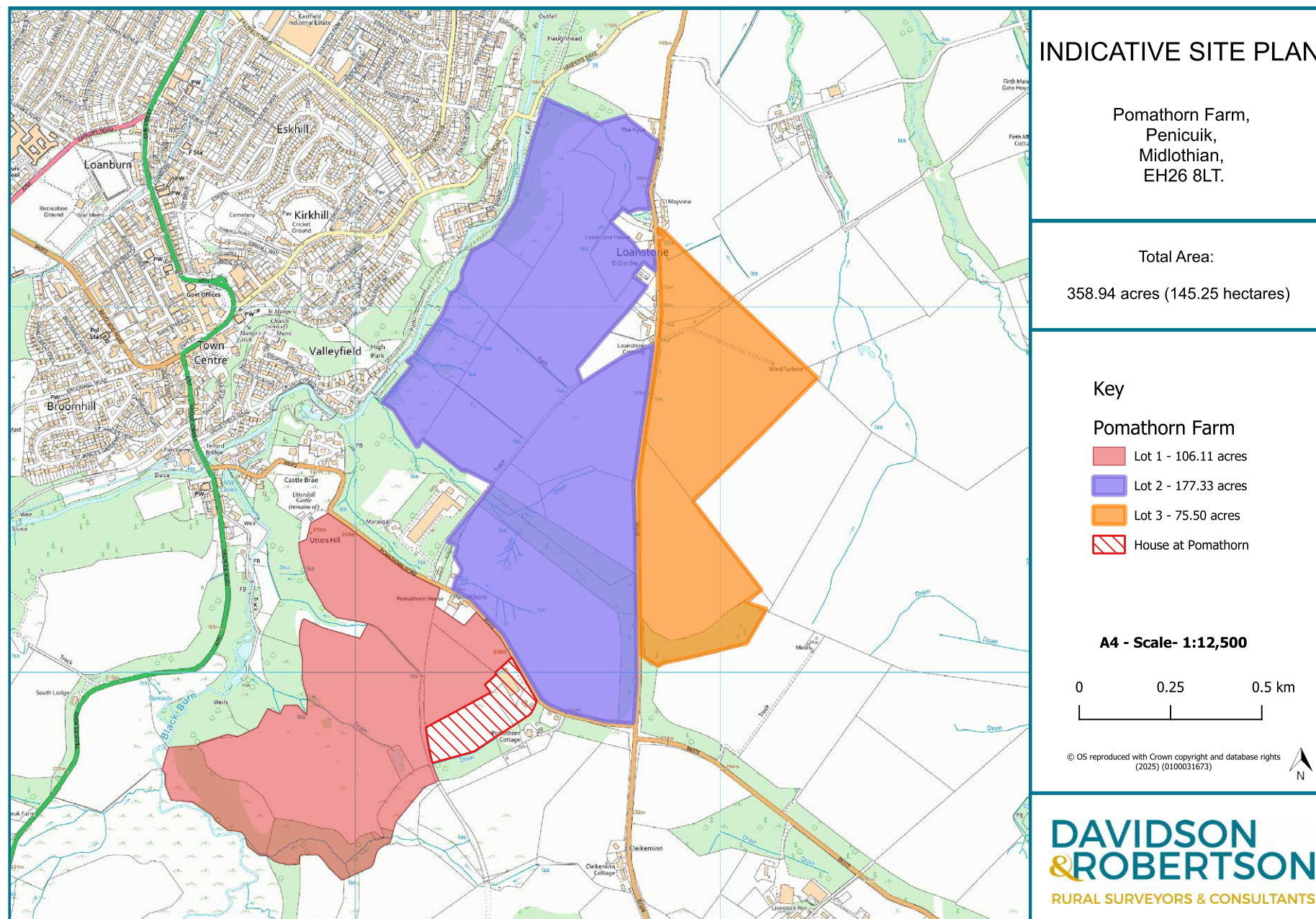
An aerial photograph of a large, green, rolling landscape. In the foreground, a large green field is filled with many white sheep. To the left, there are several white buildings, likely farmhouses or cottages. In the center, there is a large, long, grey-roofed barn or shed. The background shows more green fields, some trees, and distant hills under a blue sky with white clouds.

FOR SALE

Pomathorn Farm

Penicuik, Midlothian, EH26 8PJ

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS



Pomathorn Farm

Penicuik, Midlothian, EH26 8PJ

A unique and exciting opportunity to acquire three substantial plots of land surrounding Pomathorn Farm, extending to approximately 358.94 acres (145.26 hectares).

- Well-managed grazing land with good infrastructure
- Strategic location in Midlothian, within commuting distance to Edinburgh
- Predominantly permanent pasture with arable grassland and rough grazing
- Woodland areas offering amenity, biodiversity, and carbon potential
- Land in good heart, with scope for improvement



Situation

Well positioned in the Midlothian countryside, the property lies just ¼ mile from Penicuik and 12.5 miles south of Edinburgh, offering easy access to city amenities while retaining a rural setting. Local amenities including shops and schools are situated in Penicuik, with transport links to Gorebridge railway station (10.7 miles) and Edinburgh Airport (14.7 miles).

Access

Access is via the adopted Pomathorn Road (B6372).

What3words:

///tram.blurs.spoke

Directions

From the Edinburgh bypass, take the A701 south at Straiton. Follow the A701 past Straiton retail park and through several roundabouts, continuing toward Penicuik. Turn left onto The Brae at Auchendinny (B7026), then follow for approximately 2.7 miles before turning right onto Pomathorn Road (B6372), which leads directly to the property.

Selling agents

Davidson & Robertson

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Description

Pomathorn Farm is a well-located livestock farming unit extending to approximately 358.94 acres (145.26 hectares). Offered for sale as three distinct plots of land or farm as a whole. Situated just a quarter of a mile from Penicuik and two miles from Auchendinny, the property lies within easy reach of Edinburgh, making it an attractive opportunity for agricultural investment. The land is predominantly permanent pasture, providing excellent grazing potential, and is very well maintained. The farmhouse may be available by separate negotiation.

The holding includes a mix of arable grassland, rough grazing, and woodland, with the following breakdown: 63.57 acres of arable grassland, 151.99 acres of permanent pasture, 69.28 acres of rough grazing, and 73.22 acres of woodland. A small area is occupied by tracks, ditches, and infrastructure.

The land lies between 200 and 255 metres above sea level. The average annual rainfall in nearby Penicuik is approximately 993 millimetres, supporting consistent pasture growth. According to the James Hutton Institute's Land Capability for Agriculture, the land is predominantly classified as Class 4.2, with areas of Class 3.2 and Class 6.1. This classification reflects a mix of moderate to limited agricultural capability, suitable for livestock grazing and pasture-based use.

Lot 1 Pomathorn South

Lot 1 offers a substantial area of arable grassland and permanent pasture, extending to approximately 106.11 acres (42.14 hectares). Well-suited for sheep grazing and forage production, the land benefits from direct access via Pomathorn Road (B6372), ensuring an ease of movement and operational efficiency.

Classified as Class 4.1 by the James Hutton Institute, the land is capable of producing a limited range of crops, primarily grassland with short arable rotations for forage and cereals. The elevation of land ranges between 200 and 255 metres above sea level, and the average annual rainfall of 993 mm in nearby Penicuik supports reliable grass growth. Overall, the land presents as well-maintained and agriculturally viable.

Lot 2 – Pomathorn North

Pomathorn North comprises a diverse block of land extending to approximately 177.33 acres (72.89 hectares), offering a blend of rough grazing, productive grassland, and mature woodland. This section of the holding provides seasonal grazing opportunities alongside environmental value, with natural shelter and biodiversity supported by the woodland areas.

The land is classified across a range of categories by the James Hutton Institute, including Class 3.1, 3.2, 4.2, and 6.1. This mix reflects its varied potential.

The terrain sits between 200 and 255 metres above sea level and benefits from an average annual rainfall of 993 mm, contributing to healthy pasture conditions. Overall this lot presents as a well balanced mix of productive and extensive land types, suitable for a wide range of agricultural and land-based practices.

Lot 3 – Pomathorn East

Lot 3 extends to approximately 75.5 acres and is predominantly classified as Class 4.2 by the James Hutton Institute. With direct access from B7026, the plot is well positioned for grazing and offers scope for infrastructure or future enhancement. Its location adjacent to the wider holding makes it a practical and valuable addition to an existing farming enterprise. Situated to the northeast of Lot 3 is a 10-kilowatt wind turbine, which may be available by separate negotiation. The turbine is currently subject to a lease agreement running until 2045 and presents a fantastic opportunity for buyers.

Relevant Site Planning History

Application number	Date	Proposal	Decision
13/00902/DPP	23.12.13	Erection of wind turbine	Grant with conditions 07.03.2014

House at Pomathorn Farm

A farmhouse, yard and shed with an excellent outlook and well-maintained garden may be available by separate negotiation. The House comprises three bedrooms, a sitting room, a dining room, a study, a kitchen and three bathrooms. There is a further 9.6 acres available with the house and shed.

Services

The property benefits from mains electricity and water, with drainage to a septic tank.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries. It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation.

Asking Prices

Lot 1	Pomathorn Land South extending to approximately 106.11 acres	Offers over £530,000
Lot 2	Pomathorn Land North extending to approximately 176.36 acres	Offers over £880,000
Lot 3	Pomathorn Land East extending to approximately 75.55 acres	Offers over £410,000
The Whole	358.09 acres	Offers over £1,820,000

Field Schedule

Field No.	Ac	Ha	AG	PP	RG	WD	OTHER		
Lot 1									
1	18.36	7.43				18.36			18.36
2	30.39	12.30		30.39					30.39
4	20.63	8.35		20.63					20.63
5	21.5	8.70		21.5					21.5
6	0.89	0.36					0.89		0.89
9	14.34	5.80	14.34						14.34
								Sub Total	106.11

Lot 2									
8	22.47	9.09				22.47			22.47
10	9.91	4.01	9.91						9.91
12	12.18	4.93	12.18						12.18
13	11.44	4.63				11.44			11.44
14	36.67	14.84		36.67					36.67
15	14.43	5.84				14.43			14.43
17	35.42	14.33		35.42					35.42
18	26.16	10.58	26.16						26.16
20	8.65	3.50			8.65				8.65
								Sub Total	177.33

Lot 3									
21	60.63	24.54			60.63				60.63
22	8.35	3.38		8.35					8.35
23	6.52	2.64				6.52			6.52
								Sub Total	75.5
Total	358.95	145.2651	63.57	151.99	69.28	73.22	0.89		



Basic Payment Scheme (BPS) & IACS

The land is registered under the Basic Payment Scheme and all the land is allocated as region 1. The payment for 2025 will be retained by the vendors. The entitlements to the BPS are to be included in the sale.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Midlothian Council
Midlothian House
40-46 Buccleuch St
Dalkeith
EH22 1DN
Tel - 0131 561 5444
E - contactcentre@midlothian.gov.uk

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Anderson Strathern Solicitors
58 Morrison St
Edinburgh
EH3 8BP

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable

due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Servitudes

The subjects are 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 respects thereof.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and carry out their own further due diligence.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever 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 contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) 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 of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser 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 of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
12. Photos taken: September 2025
13. Particulars prepared: October 2025



**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

 DRRural  davidson-robertson  Davidson_and_robertson
www.drrural.co.uk