



**RETTIE**

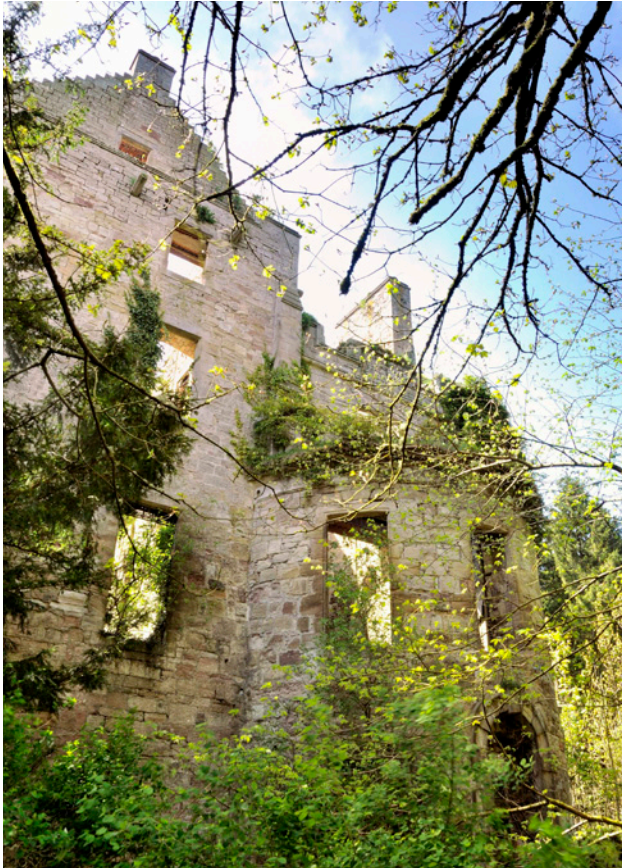


CAVERS CASTLE | ROXBURGHSHIRE



# Cavers Castle

## Roxburghshire



Less than 90 minutes drive from Edinburgh, this once magnificent and historic castle in circa 10 acres requiring complete restoration. Situated in beautiful countryside in a quiet and private setting, this once grand and imposing property offers a buyer the opportunity to create a truly unique and stunning Scottish country residence.

### Situation:

The castle and grounds are located in the peaceful rural hamlet of Cavers, situated in rolling countryside between the historic Borders towns of Jedburgh & Hawick. Both the A7 and A68 are close by giving access to Edinburgh and Newcastle upon Tyne.

The towns amenities are easily accessible with a wide range of shops, restaurants, swimming pools and Health & Leisure Centres. There are a variety of outdoor pursuits in the area including fishing on the River Tweed and National Hunt racing. Golfing is available at a number of excellent courses including Jedburgh's own 18-hole course and the nearby Roxburgh championship course.

### Description:

Cavers Castle is steeped in history and was most recently the seat of the Douglas family for over 300 years. In its day, the castle was a grand 64 room family residence sitting in grounds in excess of 100,000 acres. The majority of this land was sold over the years by the Palmer-Douglas family. Today, the castle sits in the centre of a comfortably sized eleven acre plot, with the castle itself positioned centrally within the plot. The grounds contain a large pond to the western extremity, and amongst the woodland to the

eastern edge are the remnants of a curling pond. The grounds also house a number of differing species of tree, the most notable a Chestnut dating back to 1603, and to our knowledge this is the oldest recorded chestnut in the British Isles.

The castle has been a ruin for the past 56 years, deteriorating from year to year and today sits on the Scottish list of Endangered Buildings. Once a building of note in the Scottish Borders, all that remains of the Castle are the bricks and mortar of the five storey, south-easterly wing. Some of the walls are up to eleven feet in thickness and detail around fireplaces and corning still remain. Existing plans are available proposing the restoration of the Castle to a single dwelling family home. The plans are to create a family home to a very high specification, with space, design and amenities to meet today's living requirements. Incorporating a swimming pool, gymnasium, library and cinema, the design will contrast modern architecture with the existing historic fabric, resulting in a rejuvenated structure that can once again take its place amongst the noteworthy buildings of the Scottish Borders. No formal application has been submitted, but the local planning department have indicated they would look favourably on the restoration of the castle and would consider the existing or new design plans.

### Outside:

The castle sits in circa 10 acres of private garden, mixed woodland and a large pond and is approached by a private driveway.

### Directions:

From Edinburgh take the A68 towards Jedburgh. Shortly after passing the village of Ancrum, turn right on to the A698. After driving through the village of Denholm, take the second left at Ashybank and then the first right hand turn signposted Cavers. Follow this road and continue straight where the road bends to the right, by a red post box. Cavers Castle sits at the end of this lane.





#### Satellite Navigation:

For those with the use of satellite navigation the postcode for this property is TD9 8LJ.

#### GENERAL REMARKS:

##### Home Report:

Not applicable

##### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale price.

##### Local Authority:

Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose  
TD6 0SA Tel: 01835 824 000.

##### Outgoings:

The seller(s) will be responsible for any rates, taxes and other burdens for possession and for the collection of monies prior to the agreed date of entry. Where necessary, these will be apportioned between the seller(s) and the purchaser(s) as at the date of entry.

##### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 Abbey Street, Melrose, TD6 9PX. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

##### Internet Web Site:

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.Onthemarket.com](http://www.Onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

#### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

#### Important Notice:

Rettie & Co, their clients and any joint agents give notice that:

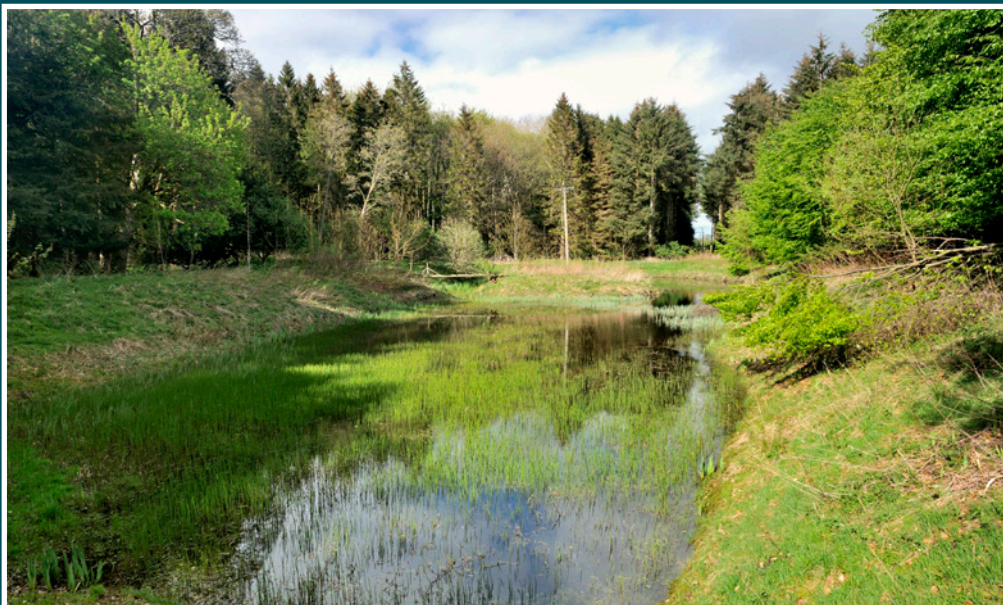
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Draft Particulars prepared June 2015.





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