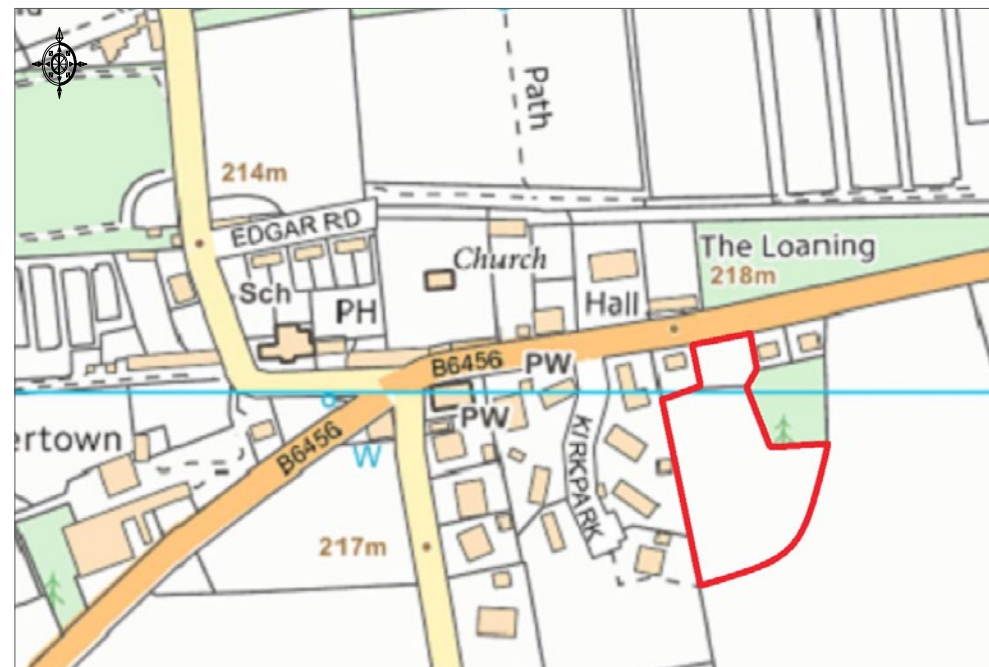




LARGE HOUSE PLOTS FOR SALE - WESTRUTHER MAINS, WESTRUTHER, SCOTTISH BORDERS, TD3 6NL

- Residential development land available in substantial house plots
- Six indicative plot areas with potential for detached homes, subject to consents
- Attractive village location adjacent to established family housing
- Planning Permission in Principle previously achieved for 6 detached units
- Commutable to Edinburgh and a range of local Borders towns
- Offers invited for individual plots or combinations of plots



NOTE - Proposed Visual Planning Application 11/01691/PPP



NOTE - View north over frontage plot onto B6456

WESTRUTHER MAINS

WESTRUTHER, SCOTTISH BORDERS, TD3 6NL

SITUATION

The plots are positioned to the east of Westruther, a village in the Scottish Borders within Berwickshire. The site benefits from a rural outlook with modern transport links providing access to nearby towns and cities. Lauder (approx. 11 km / 7 miles), Melrose (approx. 18.5 km / 11.5 miles), Kelso (approx. 18.5 km / 11.5 miles), Galashiels (approx. 19 km / 12 miles), Berwick upon Tweed (approx. 36 km / 22 miles), Edinburgh (approx. 45 km / 28 miles) and many other settlements are within a commutable distance. Access from the site onto the B6456 allows linkage to the A697 / A68 (Edinburgh / Melrose) and A6105 (Berwick upon Tweed).

Within Westruther there are local services including a church, village hall and public house (The Old Thistle Inn). The nearby market town of Lauder offers a wider selection of retail and community facilities with supermarket provision in Galashiels (Tesco / Asda). The newly extended Westruther Primary School is located around 200 metres from the site with secondary educational facilities available at Earlston High School and The Berwickshire High School (west of Duns), both around 13 km.

The local area is popular with homebuyers given its attractive countryside position and commutable distance to local Borders towns / Edinburgh. There are numerous local walks with the Southern Upland Way running to the north of Westruther. A wealth of outdoor activities can also be undertaken nearby including horse riding, biking and a wide range of country pursuits. There are a numerous golf courses within the local area with The Royal Burgh of Lauder Golf Course only approx. 11 km / 7 miles from Westruther. Local tourist attractions include the Scots Baronial Thirlestane Castle, one of the seven 'Great Houses in Scotland'.

DESCRIPTION

The plots for sale are located to the east of Westruther. Indicative plot boundaries are shown in the plan adjacent (previously benefitting from planning permission). Some flexibility regarding plot boundaries is available depending upon the final specifications of purchaser designs – please contact the selling agents for further details of the exact plot sales boundaries. The greenfield site was formerly in agricultural use. The site is relatively flat with attractive views over open countryside. There are a number of trees to the north east of the site. Mains electricity, water and drainage are available nearby with further information on service provision available from the selling agents. The current entrance is shared with a detached residential property which has rights of access. Established detached housing is positioned to the west of the site after a boundary of mature trees. To the south and east is attractive open countryside while to the north is the access on to B6456 then houses and mature woodland.

PLANNING

The Scottish Borders Council Local Development Plan was adopted by the Council on 12 May 2016. Within the Plan the site is within the Development Boundary with the majority being designated for housing (Land East of Kirkpark, ref: AWESR005).

Planning permission in principle for 6 detached residential units was previously achieved at the site:

Reference: 11/01691/PPP

Date validated: 23/12/2011

Proposal: Erection of six dwellinghouses

Status: Approved subject to conditions

Decision Issued: 23/09/2013

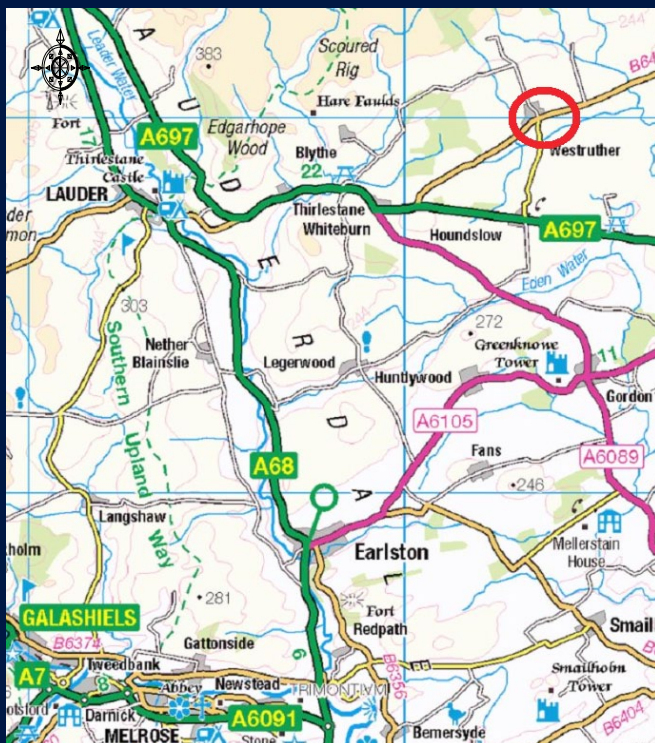
The planning permission has now expired.

Full planning documentation can be obtained by entering the planning reference into Scottish Borders Council's planning search website:

<http://eplanning.scotborders.gov.uk/online-applications/search.do?action=simple&searchType=Application>

For further information on planning Scottish Borders Council can be contacted on enquiries@scotborders.gov.uk / 0300 100 1800.





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METHOD OF SALE

The heritable interest (freehold) in the site is offered for sale with vacant possession.

Land is being offered in plots for sale with indicative boundaries shown on page 3. Some flexibility regarding plot boundaries is available depending upon the final specifications of purchaser designs – please contact the selling agents for further details of the exact plot sales boundaries.

Addition land adjacent to the site may be available to purchase in conjunction with an overall sale - please contact the selling agent for further details.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the land without reference to any other party.

TITLE PLAN

A title plan will be prepared which will become a taxative plan for sales purposes. Only indicative boundaries are provided and should not be relied upon.

VIEWING

To access the site please contact the selling agents.

November 2016