



BROUGHTON

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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THE OPPORTUNITY

Savills is pleased to offer the opportunity to acquire a piece of well located land, with the potential for residential development.

DESCRIPTION

The development site, comprising just under 6 acres, is situated on the quiet Dreva Road, which is a turning off the main road in the centre of the village. It forms part of a 12 acre field, which at present is let out to a local farmer for pasture (contract expires 31 January 2015). At the front of the site there are views of the village across the Dreva Road, and looking to the rear of the site there are spectacular views of the hills. On the opposite side of the Dreva Road there are proposals to build about 25 houses.

LOCATION

Broughton is an attractive village situated approximately 28 miles south of Edinburgh, between Peebles and Biggar, on the main A701 road. It has easy road access to Edinburgh (45 minutes), Edinburgh Airport (40 minutes), Peebles (20 minutes) and Biggar (12 minutes).

The village benefits from a shop, post office, bistro and garage and accommodates a playgroup and primary school. In addition a bus service provides transport to the nearby Peebles High School. Supermarkets are available at Biggar, Peebles, Penicuik and Straiton, while Straiton also has an IKEA and Costco. Both Peebles and Biggar offer boutiques, galleries and restaurants, while Biggar also has a range of interesting museums, a medical centre and a pharmacy.

PLANNING

The site is located within the Scottish Borders Council Local Plan, and whilst no planning application has been submitted for the site, it has been identified for the development of approximately 10 units within the Local Plan.

Interested parties are invited to make their own enquiries.

METHOD OF SALE

The property is offered for sale as a single lot.



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OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

BOUNDARIES

The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor, nor the Selling Agents will be responsible for defining the boundaries or ownership thereof.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey, and are for reference only. They have been checked and computed by the Selling Agent and, by submitting an offer for the subjects the purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mistake, in the plans or schedules attached to these particulars shall not annul the sale or entitle either party to compensation in respect thereof.

VIEWING

Viewing strictly by appointment only.

IMPORTANT NOTICE

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



SAVILLS

Wemyss House
8 Wemyss Place
Edinburgh, EH3 6DH
T +44 (0) 131 247 3700
F +44 (0) 131 247 3724