

# RESIDENTIAL PLOTS

UPPER HUNTLYWOOD, EARLSTON, SCOTTISH BORDERS

# TWO RESIDENTIAL BUILDING PLOTS, UPPER HUNTLYWOOD EARLSTON, SCOTTISH BORDERS.

Two fantastic plots in the rural heart of the Scottish Borders.

Earlston 4.5 Miles ■ Tweedbank Railway 11 Miles  
Edinburgh 37.5 Miles

Total area about 0.328 hectares (0.81 acres)

- Rural, yet accessible location.
- Open southerly outlooks.
- Access from a shared drive.
- Planning Permission in principle. Ref 16/01500/PPP.
- Services will be provided to the plots by the vendor.
- AVAILABLE AS A WHOLE OR AS TWO INDIVIDUAL PLOTS.

**Galbraith**

Scottish Borders  
01573 224244  
kelso@galbraithgroup.com

A member of  
**OnTheMarket**



## SITUATION

Huntlywood is located between Earlston and Gordon on the A6105 in a tranquil rural location set a little way back from the road up a private drive.

Earlston situated 4.5 miles southeast is a popular Borders town with a good range of amenities including shops, inns, a highly regarded secondary school and a primary school. The countryside around Earlston is noted for its scenic beauty and other nearby Borders towns provide a wide range of recreational and sporting facilities. The town straddles the A68 trunk road giving great access north to Edinburgh and south to the north of England. In addition, the Tweedbank Terminal for the Borders Railway, with its regular train service to Edinburgh, lies within easy reach.

The village of Gordon lies 2 miles to the west with local amenities including nursery and primary school, church, bowling club, village shop, public house and café and community woodland. More extensive amenities are found in Kelso (10 miles distant) with supermarkets, local shops, hotels and inns as well as recreational and sporting facilities including National Hunt Racing, curling, bowling, tennis and cricket. Kelso lies at the confluence of the Rivers Tweed and Teviot.

## DESCRIPTION

The two plots are well located in a rural, yet accessible position. The plots are set back from the road in an elevated position with fine outlooks over surrounding countryside to the Blackhill and the Eildon Hills.

The plots are available as a whole or in two lots:

Plot 1: Extending to 0.14 ha (0.35 acres)

Plot 2: Extending to 0.186 ha (0.46 acres)

The whole extends to 0.328 ha (0.81 acres)

The seller will install an access road to the plots.

## TENURE

Freehold

## VIEWINGS

Strictly by appointment with the selling agents.

## POST CODE

TD4 6BB

## DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/respond.gentlemen.impulsive](https://www.what3words.com/3w.co/respond.gentlemen.impulsive)

## SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE

## PLANNING

Planning Permission in Principle (Outline Planning Consent) has been granted. The Consent can be viewed on the Scottish Borders Council's Planning Portal quoting Ref: 17/01499/PPP and 17/01500/PPP dated 26<sup>th</sup> May 2022.

## PLANNING AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Roads: Scottish Borders Council Roads Department, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Servicing: Scottish Environmental Protection Agency (SEPA), Burnbrae, Mossilee Road, Galashiels, TD1 1NF Tel: 01896 754797.

Scottish Power: Riccarton Mains Road, Currie, Edinburgh, EH14 5AA.

## SERVICES

Within six months of conclusion of missives for the sale of each plot, the seller will:

Provide a single phase electricity connection to the edge of each plot.

Provide a mains water connection to the edge of each plot.

Mabbett EHSQ Consultants and Engineers have designed independent drainage system to service the plots.

## DEVELOPER CONTRIBUTION

Scottish Borders Council's will be seeking payment of Developer Contributions in relation to this development. This will be payable by the purchaser on receipt of a Completion Certificate for the proposed house. The purchaser of each plot will be responsible for the cost of the Developer Contribution associated with each plot. Based on information available it is understood that the contributions total £7,991 per plot, index linked.

VAT: Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

## IMPORTANT NOTES

**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** 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. **7** In line with current trends in technology, some properties marketed by Galbraith, 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. **8** Photographs taken in August 2024.

