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**RESIDENTIAL BUILDING PLOT/CONVERSION OPPORTUNITY FOR SALE :ROADMANS COTTAGE, ANCRUM
COMPRISING OF APPROX. 0.2 ACRES LOCATED WITHIN A PEACEFUL SETTING OFFERS AROUND £120,000**

RESIDENTIAL BUILDING PLOT/CONVERSION OPPORTUNITY AT ROADMAN'S COTTAGE, ANCRUM OFFERS AROUND £120,000



Positioned in a tranquil, rural location with idyllic views, this attractive residential building plot comprises of approximately 0.20 acres and would be an ideal conversion opportunity. The property, although set in the countryside, is nearby to the quaint village of Ancrum and has direct access to local shops and other Border towns.

LOCATION: The plot is situated in the wonderful Scottish Borders, approximately 3 miles from the picturesque village of Ancrum, which is well served by a local shop, public house and primary school. A wider range of local amenities can be found in nearby Jedburgh (6 miles) or Melrose (11 miles), including various local shops, cafes and restaurants as well as excellent primary and secondary schooling. The plot is easily accessed via North and South bound routes, with Edinburgh approximately 45 miles away. The surrounding countryside is renowned for its outstanding natural beauty and there are stunning south facing views towards Chesters, Lanton and beyond. For those wishing to pursue sporting and recreational interests, this is the perfect base. Nearby, there is the Rule Valley Simulated Game Centre, Bisley Shooting Ground, Roxburgh Golf Course and opportunities galore for countryside walks, cycling, riding and fishing. The historic Melrose Sevens and Borders Book Festival take place on an annual basis in Melrose providing great entertainment.

DIRECTIONS: Heading South on the A68 from St Boswells, turn right for Ancrum. After travelling through the village turn left and at the next T-junction, take a right. Travel for a further mile and the plot is located on the left-hand side.

PLANNING: Planning permission was granted in full by Scottish Borders Council on 18th September, 2017 (Planning Reference 17/01115/FUL) for a sympathetic reinstatement of the existing dwellinghouse and copies of the approved plans can be found on the Scottish Borders Planning Portal at https://www.scotborders.gov.uk/info/20050/planning_applications/530/viewing_a_planning_application.

Development has been initiated by the current owner but prospective purchasers may wish to obtain a Certificate of Lawfulness to confirm this.

SERVICES: There is a mains water and electricity connection nearby. For drainage, the proposed Klargester Biodisc BA-X Treatment Plant will connect into the closed loop drainage system located on the adjacent property. The appropriate legal rights are in place.

Planning Authority:
Scottish Borders Council Planning Department
Regional Headquarters
Newtown St. Boswells
Tel: 01835 823301

Drainage and Sewerage:
SEPA
Burnbrae
Mossilee Road
Galashiels
Tel: 01896 752425

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

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FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

