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**FIELD AT CAVERS MAINS, "DOCTORS STRIP", HAWICK, TD9 8LN**  
**AMENITY GRAZING GROUND EXTENDING TO APPROX 8 ACRES**

**FIXED PRICE £95,000**

# FIELD AT CAVERS MAINS "DOCTORS STRIP" NR HAWICK, TD9 8LN

## FIXED PRICE £95,000



### LOCATION:

Cavers Mains is a highly sought-after area around 3 miles from Hawick. The field itself is semi-rural with a small hamlet of properties nearby and a short drive to the close village of Denholm where day to day amenities can be found such as Primary School, butcher, pubs and coffee shops. The larger town of Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh ideal for city commuters.

### DESCRIPTION:

We are pleased to bring to the market this parcel of land, bounded on the roadside by mature hedges, currently used for grazing and suitable for a variety of other amenity purposes. The field extends to approximately 3.22 hectares (title number ROX6336) and is served by its own mains water supply. Development of the property is a possibility but this is subject to buyers making their own enquiries with Scottish Borders Council planning department: [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

### CLAWBACK:

The land will be subject to a clawback agreement in the event that the land is developed for any purpose other than use as agricultural land.

### SERVICES:

Mains water supply.

### 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.

### INTERNET WEBSITES:

All our properties can be viewed at [www.gandjooliver.co.uk](http://www.gandjooliver.co.uk) as well as [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).

### 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.

