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SITE B, THE BUNGALOW, DENHOLM MILL, DENHOLM, NR HAWICK, TD9 8NX

BUILDING PLOT WITH FULL PLANNING PERMISSION

OFFERS AROUND £120,000

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DESCRIPTION:

We are pleased to bring to the market this versatile building plot which extends to approximately 0.45 acres. The plot benefits from full planning permission granted by Scottish Borders Council (Planning Ref- 22/00118/FUL) for an energy efficient, detached, two storey dwelling house with four bedrooms (two ensuite) and garage, served by an air source pump heating system. Full details of the permission can be downloaded from the Scottish Borders Council Planning Portal or from our office on request. The existing bungalow on site requires to be demolished and replaced. Set on the outskirts of Denholm village, the plot itself has an open outlook with pleasant views over the Dean Burn and beyond and offers an ideal opportunity for those looking for a village lifestyle. If desired, the existing bungalow could be retained and continued for use as a dwelling.

LOCATION:

Denholm Mill is a desirable location on the edge of the picturesque village of Denholm. Close by is the conservation village of Minto with a picturesque 18-hole golf course. Denholm itself has a very reputable Primary School, restaurant, Post Office, butcher, hotel, garage and petrol station. Also within easy reach are the picturesque towns of Jedburgh, Hawick and Melrose offering further varied amenities, with Abbeys in Jedburgh and Melrose.

APPROXIMATE JOURNEY TIMES:

Jedburgh/Hawick 15 minutes; Melrose and Tweedbank Station 25 minutes; Edinburgh, Carlisle and Newcastle 1 hour away.

PLANNING:

Planning Ref 22/00118/FUL Copies can be obtained from this office upon request or viewed on the Scottish Borders Planning Portal at <http://eplanning.scotborders.gov.uk/online-applications>

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

SERVICES:

The plot itself is already connected to mains water, drainage and electricity and will require to be reinstated following demolition.

VIEWING:

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

IMPORTANT NOTICE:

Interested parties are advised to have their interest noted though 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:

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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.

