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**BUILDING PLOT AT 17 BURNFLAT BRAE, HAWICK, TD9 0DZ
OUTLINE PLANNING PERMISSION FOR DWELLING HOUSE**

**PLANNING REF - 23/00727/PPP
OFFERS AROUND £60,000**

RESIDENTIAL BUILDING PLOT AT 17 BURNFLAT BRAE, HAWICK

OFFERS AROUND £60,000



LOCATION:

Burnflat Brae is located in a popular and elevated part of town with lovely views and a short walk to the Vertish Hill Golf Course. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. Drumlanrig Primary School is close by as well as Hawick High School, offering a high degree of primary and secondary education. 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 delighted to offer for sale this residential building plot with outline planning permission granted on 28th July 2023 for a dwelling house. The plot extends to approx. 260 squared meters. Please note, the outbuildings will be cleared from the site after an offer is accepted. The house drawings shown are merely indicative of the type of house that could possibly be built, an additional planning application would need to be submitted for full planning permission.

SERVICES:

All services are readily available nearby.

PLANNING:

Planning Reference: 23/00727/PPP. Copies can be obtained from this office upon request or viewed at <http://eplanning.scotborders.gov.uk/online-applications>

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

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 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:

All our properties can be viewed at www.gandjoliver.co.uk as well as www.zoopla.co.uk, www.primelocation.com, www.rightmove.co.uk and 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.

