



Geo. & Jas. Oliver W.S.

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THE STEADING, BROOMHILLS, CHESTERS, NR HAWICK, TD9 8TJ
THREE BEDROOM RESIDENTIAL DEVELOPMENT OPPORTUNITY

OFFERS OVER £120,000

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DESCRIPTION: We are delighted to bring to the market Broomhills Steading which is an exciting development opportunity for a prospective purchaser. Nestled in the stunning Borders Countryside a short drive to the Scottish Border, this stone built workshop is currently sectioned into three separate areas and also has generous loft space ripe for conversion. The first room is an open bay with an adjacent storage area. The second section is a general store with double doors out and has a timber ladder to the loft space which runs the length of the workshop. The third area (previously used as a bothy) has a pedestrian door for access. This building must be seen to appreciate residential development potential. A full planning application is currently being lodged with Scottish Borders Council for consideration and drawings are available from Geo and Jas Oliver upon request. The planning application outlines conversion of the steading into a two storey, three bedroom dwelling house with parking and gardens.

Also being sold with the steading is the adjacent metal framed workshop/store offering extra external storage space/further development potential which measures approx 6.2m x 10m.

Overall, the property sits in a plot totalling around 0.4 acres and, subject to the submitted plans, will have generous garden ground to the front and rear and a shared access drive at the back with the adjacent bungalow and detached cottage.

LOCATION: The beautiful hamlet of Chesters is set in stunning Borders countryside and ideally situated for access to the larger towns of Hawick and Jedburgh, both located only nine miles away. The close by village of Bonchester Bridge has a hotel/pub at its centre with a restaurant popular with locals and visitors alike. The area is ideally located for a multitude of outdoor activities including horse riding, walking, fishing, cycling and mountain biking, with the Kielder Water and Forest Park only 15 miles away which provides a vast range of outdoor pursuits.

DIRECTIONS: Taking the A698 from Hawick onto the A6088 to Bonchester Bridge, continue on to Chesters. Go straight head up Chester Brae and Broomhills lies about 3/4 of a mile up the hill on the left.

SERVICES: The steading is currently served by mains water and electricity.

PLANNING:

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

Drainage and Sewerage:

SEPA
Burnbrae
Mossilee Road
Galashiels

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. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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