



Plot 6, Heronhill Close, Hawick,

TD9 9RA

Guide Price: £110,000



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Fully serviced and extending to approximately 450m².

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Description:

A rare opportunity has arisen to purchase an exclusive building plot in the rarely available residential area of Heronhill Close Hawick. The plot benefits from having full planning consent in place for a specific house design for a detached 3/4 bed roomed property of two story, the house design is of similar neighbouring properties, the plot is fully serviced and extends to approximately 450m².

The current plans can be transferred by the vendor for a fee to be agreed, to comply with current planning the external facade must be as per plan, the internal plan/layout could be amended to the buyer's preference when applying for local authority building warrant.



Situation:

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Services:

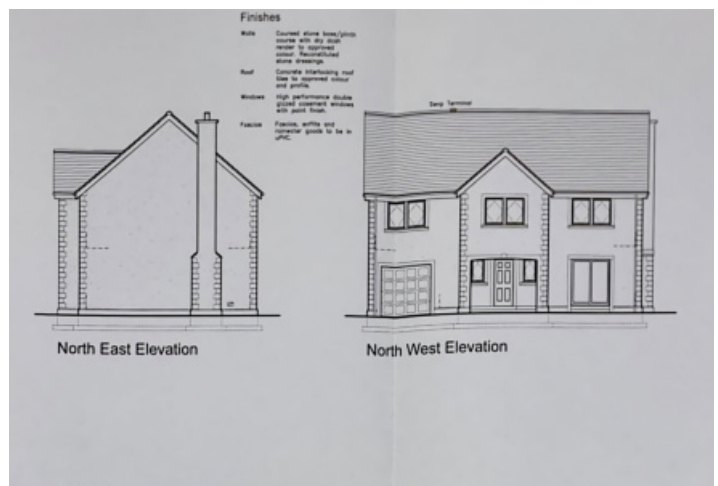
Fully serviced, single house plot.

Local Authority:

Scottish Borders Council.

Planning Reference No:

PP 05/00097/FUL



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

