



Development Site, Plots 1, 2, 4 & 5 Thornwood Reach

Weensland Road, Hawick, TD9 9LA

Offers Over: £415,000



An exciting opportunity has presented itself for the developer to acquire a partially completed site located on the banks of the river Teviot in Hawick. There is full planning permission in place to erect four semi-detached net zero-carbon homes as well as one further detached bungalow. Further information can be obtained from the local authority under planning references 18/01671/FUL and 20/01294/FUL. Early viewing is considered essential.



Development Site, Plots 1, 2, 4 & 5 Thornwood Reach

Weensland Road, Hawick, TD9 9LA

Offers Over: £415,000

Resale Potential:

The site has been independently valued by a firm of chartered surveyors and the end value upon completion is expected to be £320,000 per unit.



Description

The early stages of construction had begun on plots 1 and 2 before building works ceased. This in turn provides the purchaser with the opportunity to add significant value and complete the builds to the agreed specification under the current plans. There would also be the opportunity for the purchaser to modify the current plans if desired, although it should be noted that all necessary planning and building consents would require to be obtained from the local authority. Plot 4 has been completed and is presently in receipt of a temporary habitation certificate from the local authority. Upon receipt of a full habitation certificate, this particular plot provides the developer with a prospective quick return on investment. Ground is yet to be broken on plot 5 which occupies the most north-easterly position within the development. Full planning permission is already in place for a four bedroom detached bungalow extending to an approximate 146m² internally.

Fixtures and Fittings

The central Borders town of Hawick is very well placed for access. The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

EPC

A101

Viewings

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

Location

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.

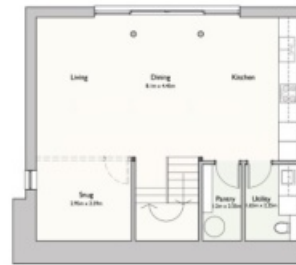
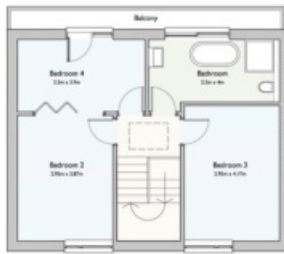
 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM





Plots 1-4



Plot 5

LOWER LEVEL



UPPER LEVEL



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Full members of:



Opening Hours:

Also At:

Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

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.