



PEARL PROPERTY
SCOTLAND

FOR SALE
LAND WITH PLANNING PERMISSION

LAND SOUTH OF 3 ROWAN COURT, CAVALRY PARK, PEEBLES, EH45 9BU



- Located in the popular Cavalry Business Park in Peebles.
- Site area of c0.125acres (504sqm).
- Would suit developers or owner occupiers.
- Full planning permission for 150sqm office unit with parking - **23/00499/FUL.**
- Freehold.
- Offers over £30,000 exc VAT.

LOCATION

The site is in an established business area of Cavalry Park in the thriving market town of Peebles in the Scottish Borders.

Cavalry Park has multiple occupiers and businesses including distribution, accountants, nursery, dentist and workshops with ample parking and large landscaped common areas.

Peebles itself lies some 26 miles south of Edinburgh and is well connected by public transport to surrounding borders towns.

PLANNING

Full planning permission was granted in November 2023 for the erection of a detached office building and parking. The planning application and associated documents can be found on the Scottish Borders Planning Portal under ref **23/00499/FUL**.

VIEWING

Viewings can be accompanied by the selling agent Pearl Property Scotland if required although interested parties can view themselves.

To arrange a viewing please contact enquiries@pearlpropertyscotland.co.uk

DESCRIPTION

The subjects comprise a cleared site of approximately 0.125 acres made up of grassed areas and tarmac. It lies to the south of 3 Rowan Court.

It is flat in nature and benefits from full planning permission. The site can potentially accommodate other uses subject to the necessary planning consents.

PRICE

Offers in excess of **£30,000** are invited for the freehold interest in the property.

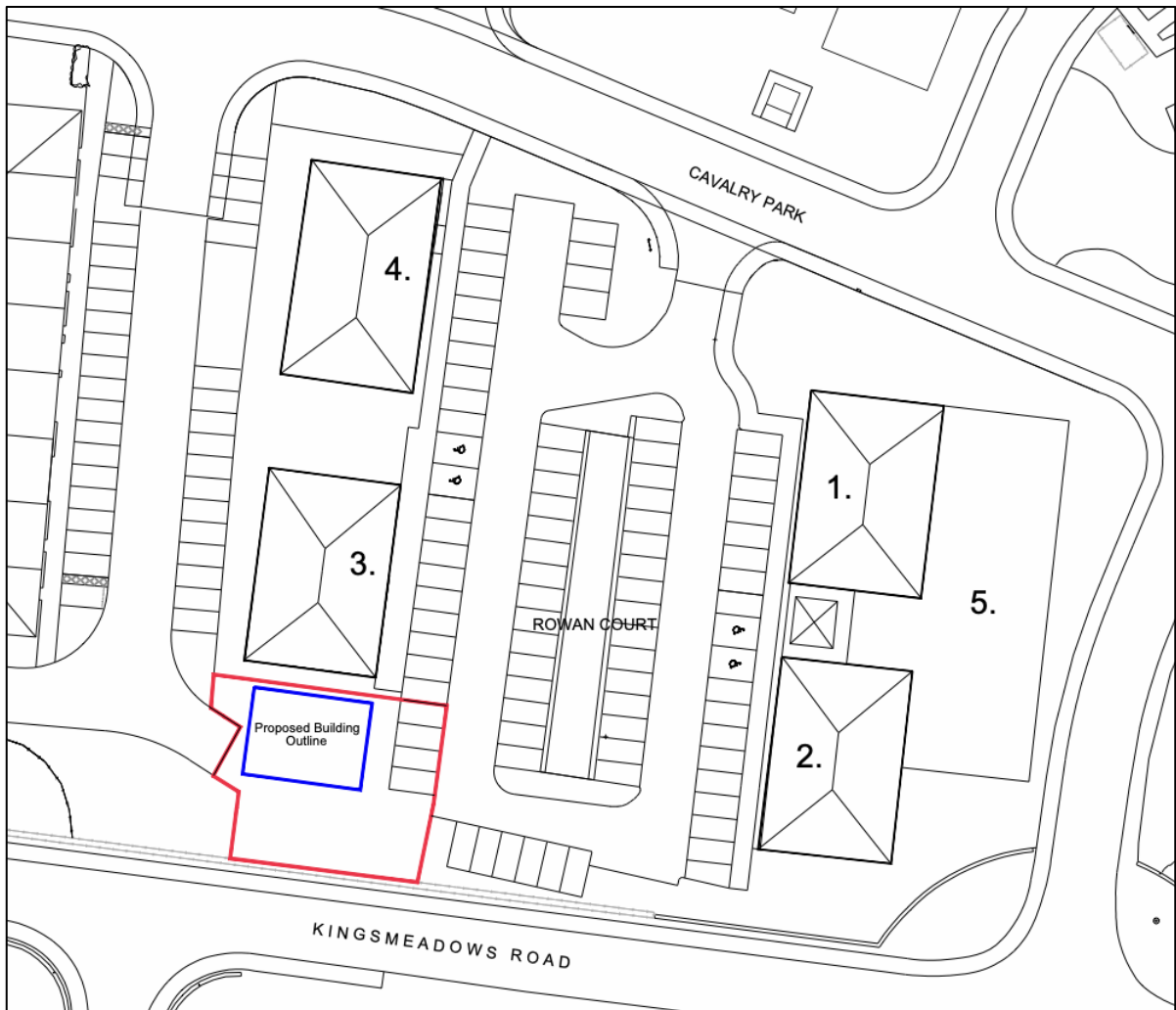
All prices are quoted exclusive of VAT.

CLOSING DATE

A closing date for offers may be set and interested parties are therefore advised to register their interest with the sole agents. Our clients reserve the right to sell the property without setting a closing date and are not bound to accept the highest or indeed any offer received.

Date of publication – August 2024

Important notice: These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending purchasers/tenants should not rely on these particulars but satisfy themselves by inspection of the property. Pearl Property Scotland are not authorised to enter into contracts relating to this property. These particulars are not intended to, nor shall they, form any part of any legally enforceable contract and any contract shall only be entered into by way of correspondence between our client's solicitors and solicitors acting for the purchaser/tenant. Personal and corporate information may be required prior to be disclosed before contracts can be agreed.



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