

**Jedburgh**

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**Wildcatgate,  
Oxnam Road,  
Jedburgh TD8 6LS**

**Guide Price £275,000**



A unique opportunity to purchase a development site in the charming town of Jedburgh, within easy commuting distance of both Edinburgh and Newcastle. The site enjoys an elevated position with stunning, panoramic views over Jedburgh and the surrounding countryside. Extending to approximately 3.5 acres, the site has been zoned for housing in the Scottish Borders Local Plan Amendment (site reference AGEDB005) with an indicative capacity of 20 units.



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**Woodland Protection:**  
The southern and eastern curtilage of the site comprises ancient woodland which provides a strong landscape feature to the site. Said woodland will be protected from development.

## Situation

Lying on the banks of the Jed Water, the picturesque Abbey town of Jedburgh enjoys easy access to many of the principal towns and employers of the region and is also readily accessible for major locations both north and south bound via the A68. The rail link between Tweedbank and Edinburgh is around a 25 minute drive from the town. The beauty of the region coupled with the numerous historic buildings make this a location popular with locals and tourists alike.

## Planning permissions and services

The site has been zoned for housing in the Scottish Borders Local Plan Amendment (site reference AGEDB005) with an indicative capacity of 20 units. It will now be the responsibility of the purchaser to obtain the necessary planning consents. The purchaser should be aware that implementation of services is required and the land is being sold as seen.

## Site Information

The site extends to an approximate 3.5 acre, bounded by mature woodland.



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