

# For Sale

Land with Leisure Development Potential  
Glendouglas, Jedburgh, TD8 6PF

Edwin  
Thompson



- 4.92 Hectares (12.16 Acres) of Grassland and Amenity Woodland
- Development potential for leisure facilities
- Excellent location with good transport links

Offers over £60,000

Ref: GA5622

76 Overhaugh Street T: 01896 751300  
Galashiels F: 01896 758883  
Selkirkshire E: j.frater@edwin-thompson.co.uk  
TD1 1DP W: www.edwin-thompson.co.uk

### Interest for Sale

The land extends to 12.16 acres or thereabouts, comprising of approximately 5.75 acres of amenity woodland, including a range of native and non-native trees of varying ages, and approximately 6.41 acres of grassland. The land was previously intended for a leisure development consisting of a number of holiday chalets.

### Situation

The property is located approximately 2 miles south of the centre of Jedburgh in the county of Roxburghshire and is adjacent to the A68 truck road, providing excellent vehicular transport links, including to Newcastle airport, which is approximately 52 miles south whilst Edinburgh airport lies approximately 54 miles north.

Jedburgh is steeped in history with a great many attractions including the 12th century Augustinian Abbey, Jedburgh Jail and Museum and Mary Queen of Scots' house. As such the area benefits from a significant level of seasonal tourist trade.

The town is positioned to the south of the Scottish Borders close to Jed Water a tributary of the River Teviot, approximately 10 miles to the north of the border with England.

### Location

What3words- ///choice.wink.quietest

### Planning Permission

Planning was previously granted for the erection of up to 15 holiday chalets, a site office, car parking, and landscaping works. This permission has now lapsed but can be reviewed on the Scottish Borders Council Online Planning Portal using the reference 15/00106/AMC. Any future development of the site may be subject to an Overage Agreement.

### Offers

Written offers should be submitted to the Selling Agents.

### Viewing

Strictly by appointment with the Selling Agents.



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