

LANCASTER HOUSE

Newtown St Boswells, TD6 0SA

A Fantastic Re-Development Opportunity of a Former Victorian School House
For Sale As A Whole • Offers Over £115,000 are invited

Edwin
Thompson





BRIEF RESUME

Lancaster House comprises a former Victorian School House in an east facing position and dating back to the late 1800s.

- Fantastic re-development opportunity
- Great property in a central location
- Secluded front garden

LOCATION

The property is situated on the main thoroughfare (B6398) north of the Scottish Borders Council Headquarters just off Newtown St. Boswells village.

Newtown St Boswells is situated in a central location with good links to the national roads network, Edinburgh, Newcastle and the main towns within the central borders.

Newtown St Boswells is an important administrative, agriculture centre, home to the headquarters of Scottish Borders Council and John Swan Auction Mart, the areas main livestock auction mart. The village has been earmarked for significant expansion in the proposed Scottish Borders Local Development Plan and is located just 6

miles from the railway station at Tweedbank, the southern terminus of the newly reinstated borders rail link between the central borders and Edinburgh Waverley.

DESCRIPTION

The main building is of traditional construction with typical local red sandstone elevations and a pitched slate roof clad in slate. There is a protrusion to the south which would appear original and providing a kitchen, toilet and storage. There is a more recent brick-built extension to the west with rendered elevations. This houses a stairwell to the upper level and emergency exit to the rear. Windows predominantly comprise single glazed sash and case units. Rainwater goods comprise cast iron units.

Garden grounds are enclosed with the main garden area to the front laid to lawn with mature trees and shrub borders. There is a hardstanding area to the rear laid to patio.

It should also be noted that the council will include the right to park two vehicles out with the subjects of sale.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Total	171.75	1,838.70

E & oe Measurements taken using a laser measurement device.







ENERGY PERFORMANCE CERTIFICATE

G119

SERVICES

Water, electricity and waste services are believed to be connected to the property servicing the previous bungalow which has now been demolished. It is the responsibility of the purchaser to arrange any further modification/connection as required.

TENURE

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

WHAT3WORDS///

insurance.equity.apples

VALUE ADDED TAX

Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

VIEWING

By appointment with the sole agents.

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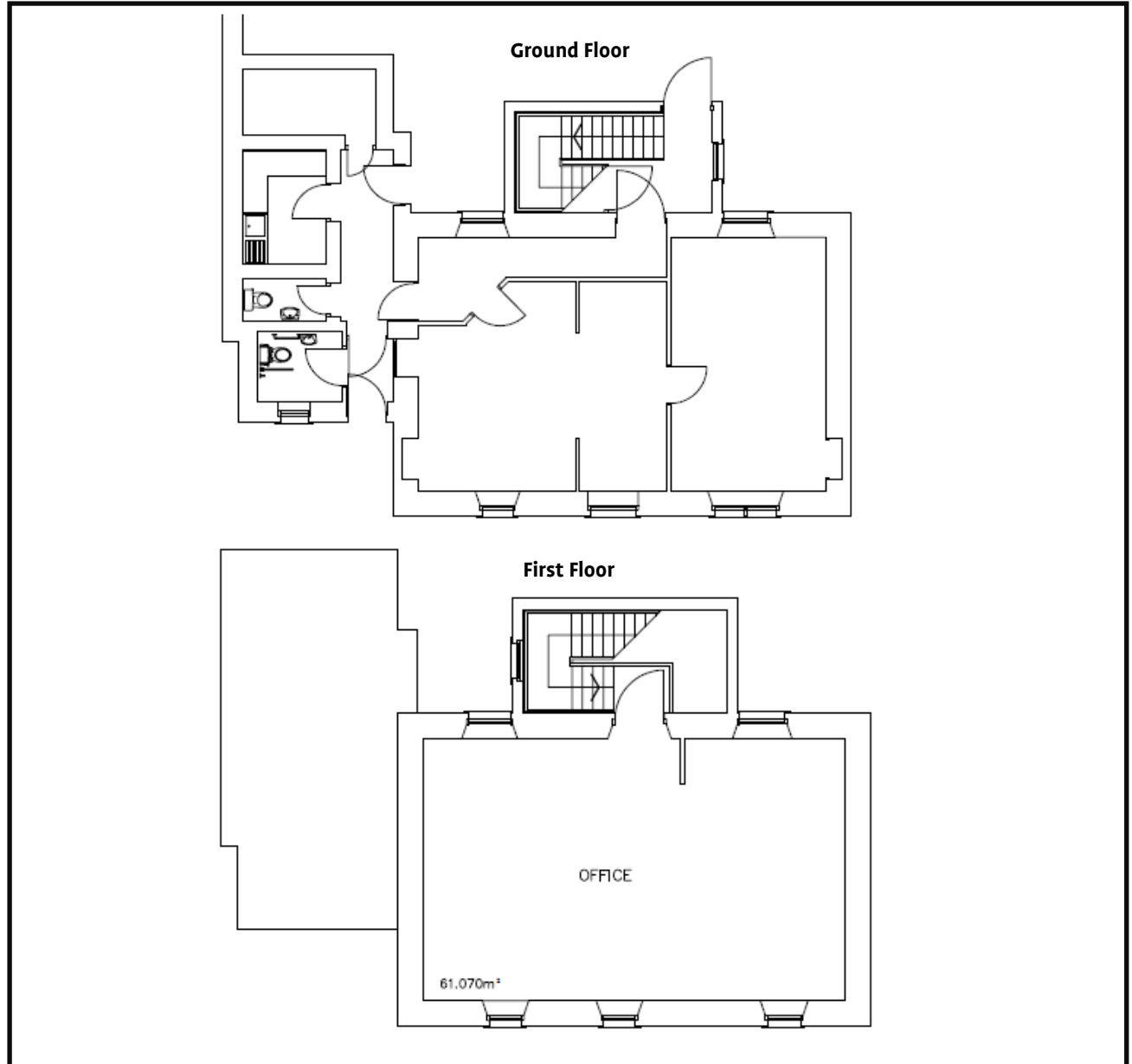
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