

For Sale

**Land with Development Potential
Glendouglas, Jedburgh**

**Edwin
Thompson**



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

Offers over £75,000

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Edwin
Thompson



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.

It has previously been the intention to utilise the land 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.

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. Its situation on the main A68 trunk road provides excellent vehicular transport. Newcastle airport is approximately 52 miles south while Edinburgh airport lies approximately 54 miles north.

Location

What3words- ///choice.wink.quietest

Planning Permission

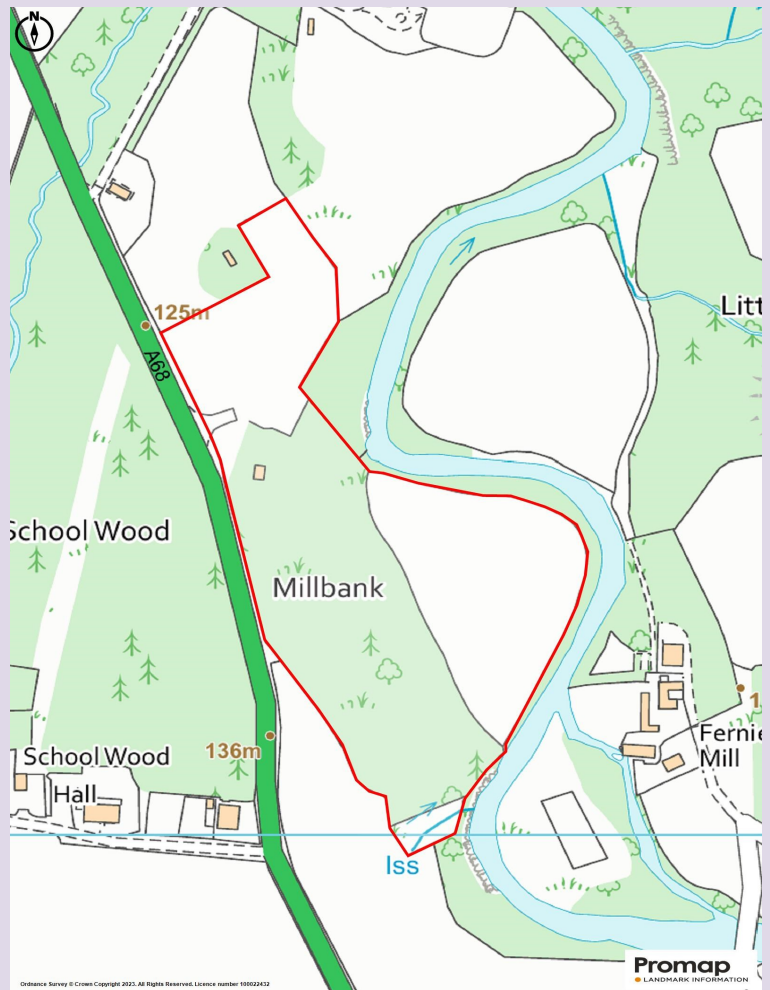
Previous planning was approved in 2015 for the erection of holiday chalets, a site office, car parking, landscaping and associated works. This permission has now lapsed but can be reviewed on the Scottish Borders Council Online Planning Portal using the reference 15/00106/AMC.

Offers

Written offers should be submitted to the Selling Agents.

Viewing

Strictly by appointment with the Selling Agents.



Regulated by RICS



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