

For Sale: Residential Building Plot

Garden Plot 2, Wellnage, Station Road, Duns TD11 3EJ

Offers over £110,000

Edwin
Thompson





BRIEF RESUME

- East Facing Position
- Tarmacadam Access in Situ
- Views Toward Parkland
- Generous Plot Size

DESCRIPTION

The subject comprise a residential building plot which occupies a good position at a desirable and exclusive site within Duns. The site is within the grounds of the Wellnage, a Category B Listed Victorian Villa. The plot is positioned in a popular area near a public park which provides a pleasant environment with many mature trees, shrubs and flower borders, wildlife areas, a secluded area for informal relaxation, with links through to a childrens play area, all weather tennis courts and connection to The Board Walkk trail. This is one of two plots available for sale with detailed consent for detached houses of a contemporary design.

ACCOMMODATION

Ground Floor: Entrance hall; open plan Kitchen, living room and dining area; study; WC.

LOCATION

Duns is the County Town of Berwickshire. It has a population of approximately 2,940 according to the 2021 Mid-Year Population Estimate prepared by the National Records of Scotland, an increase of around 6.8% over the population recorded at the 2011 Population Census. Whilst a relatively small town, it serves a wide rural hinterland.

The Town provides a good range of local facilities and services including primary and secondary schools, a variety of independent shops, banking services, two public houses, a café/bistro, vets surgery, police station, vehicle repair garages, two filling stations, a garden centre, library, council and housing association offices.

The area boasts a range of attractions including Duns Castle, a number of stately homes, the annual Common Riding and the Jim Clark Museum. The surrounding countryside including the Lammermuir Hills provide some spectacular scenery with some excellent terrain for a range of outdoor pursuits. Other recreational facilities in the local area include a swimming pool, gym and children's play centre, golf driving range, an 18-hole golf course, squash courts, all weather Astro surfaces pitches and a range of sports clubs.

Duns is approximately forty-five miles south of the City of Edinburgh, seventy-seven miles north of Newcastle-Upon-Tyne. Both Edinburgh and Newcastle-Upon-Tyne benefit from an International Airport. Access is readily available to the Main Line East Coast Rail Services with a station at nearby Towns of Reston and Berwick-Upon-Tweed.





LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. In the normal manner, the purchaser will be liable for Land and Buildings Transaction Tax.

SERVICES

Mains electricity, water and drainage are understood to be available.

ENTRY

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

DEVELOPER CONTRIBUTIONS

Scottish Borders Council's will be seeking payment of Developer Contributions in relation to this development. This will be payable by the purchaser on receipt of a Completion Certificate for the house.

PLANNING

Planning application reference 22/00081/FUL was granted by Scottish Borders Council on 23 October 2023 for two dwelling houses.



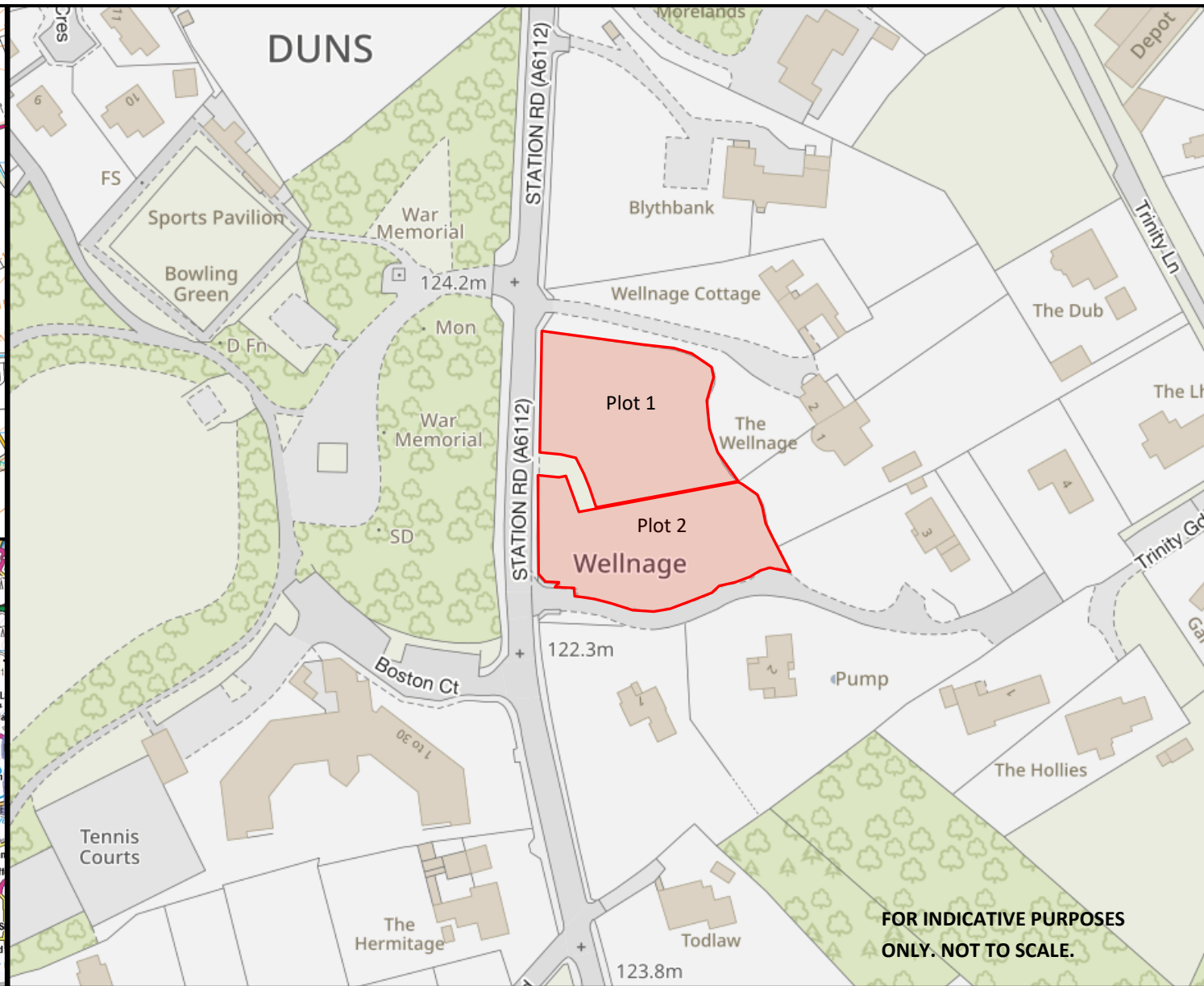
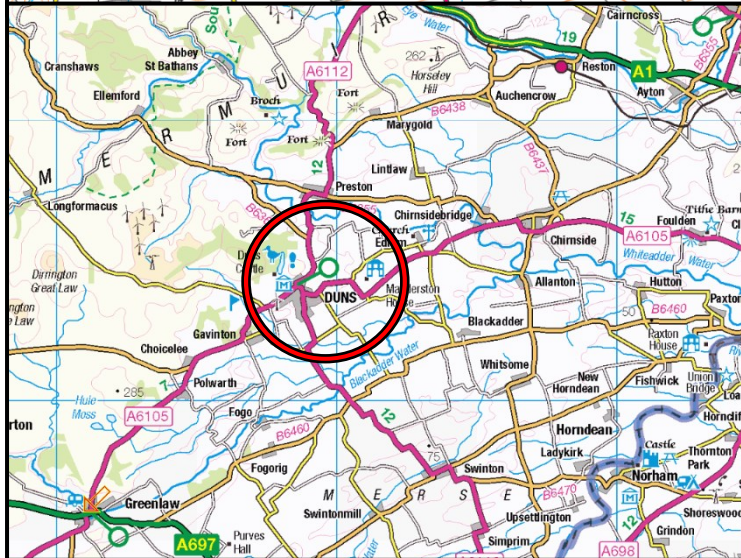
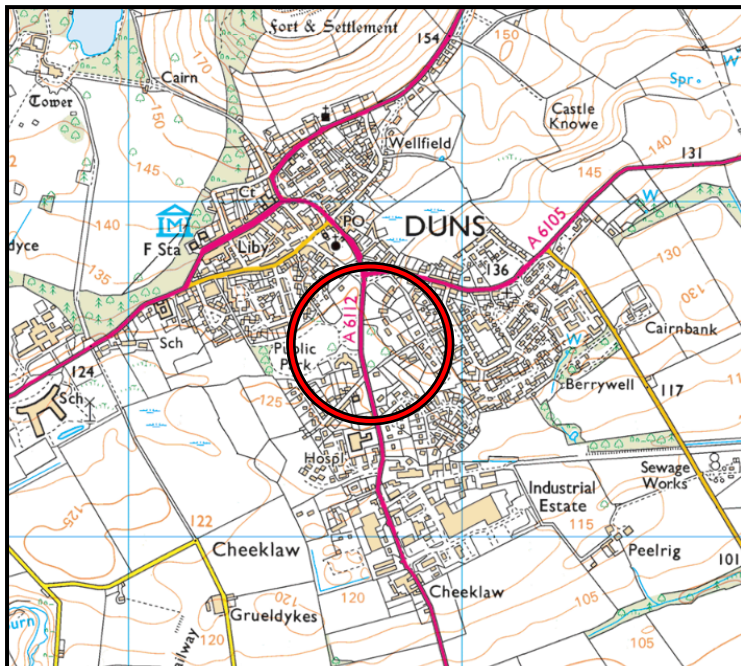
VIEWING

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FOR INDICATIVE PURPOSES ONLY. NOT TO SCALE.

Building Plot

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