

Plots 1 & 2 Eden Grove

## Plot 1 & 2, Edengrove

Gordon, TD3 6JU



A Pair Of Prime Building Plots Enjoying A Lovely Edge Of Village Setting; Each Benefit From Full Planning Consent For A Substantial And Well Planned Detached Four Bedroom Home And Can Be Purchased Individually Or As One Lot





Edengrove is a small cluster of detached properties on the periphery of Gordon village. Plots 1 and 2 each extend to approximately 0.17 acre each and lie adjacent to one another. Both building plots benefit from full planning consent for the erection of an impressive detached four bedroom property which really offer a fabulous opportunity for those seeking to build their own forever family home in a lovely rural yet accessible location. Whilst listed on the market individually both plots would be available to purchase as one lot which would offer an exciting opportunity for a developer

## LOCATION

Gordon village has a general store, church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned Earlston High School. The local village of Greenlaw, 3 miles East has a good range of daily amenities including a village store, butchers and pharmacy. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh a very commutable 45 minutes' drive away or 40 mins by train via the nearby Tweedbank Station.

## HIGHLIGHTS

- Prime semi rural building plots
- Full planning consent on both
- Permission for impressive four bed detached houses
- Woodland edge backdrop
- Services available nearby
- Commuting distance to Edinburgh
- Available individually or together as one lot

## PLANNING PERMISSION

Each plot has full planning consent in place for an impressive detached family home. The design and layout of both properties have been very well considered and are designed to cater perfectly for modern family life. Each property offers the choice of up to four bedrooms with one located on the ground floor. All bedrooms benefit from en-suite facilities and dressing rooms whilst the master bedroom also boasts an impressive balcony which makes the very most of the sheltered woodland position with lovely outlooks. There are also a choice of living spaces including a sociable

kitchen/family/dining room in addition to a more formal living room, Externally both properties will have its own surrounding garden ground with private driveway and detached double garage.

There is currently a former hall building located on plot two. The permissions allow for the demolition of this building but it may be useful for the developer as a way of storage etc whilst the build is underway.

Full planning consent and associated documents can be downloaded from the Scottish Borders Planning portal using the following references:

20/01414/PPP

22/00851/AMC

22/00849/AMC

The developer will be responsible to meet the developers contribution.

## SERVICES

Both plots will be connected to the mains water supply. Drainage will be to a septic tank

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Plot one - Offers Over £80,000. Plot two - Offers Over £80,000. Combined as One Lot - Offers Over £150,000 Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.