



Building Plot, Boathouse Lane

Offers Over £115,000

Norham, TD15 2JZ



An Exceptional Building Plot In A Tranquil And Rarely Available Position Boasting Views To Norham Bridge. Planning Permission In Principle Granted.



Located down a quiet country lane, this prime building plot enjoys plenty of peace and quiet, presenting the ideal opportunity for those seeking to complete a self-build project in this highly desirable Northumberland Village which lies on the banks of The River Tweed

Extending to approximately 0.16 acre, the building plot benefits from principle planning permission for the construction of one detached dwelling. The slightly elevated position of the plot commands a magnificent view towards Norham Bridge, which any property built on the site will take full advantage of.

There is currently a static caravan located on the site which may be useful whilst the site is being developed and could form part of the sale and, subject to negotiations.

LOCATION

Norham is a delightful and highly desirable village situated in a most picturesque setting in a curve of the River Tweed and renowned for its magnificent 12th Century Castle, one of the strongest of the border castles. Situated on the English side of the border, this tranquil village, with a population of approximately 600, is well served with local amenities including butcher, baker, primary school, church and of course Tweed fishing. Both Edinburgh and Newcastle, with their International airports, are easily accessible in around an hour's drive, with Berwick upon Tweed and its intercity rail connection seven miles distant.

HIGHLIGHTS

- Rarely available location
- Planning Permission in Principle
- Views Towards Norham Bridge

PLANNING

Further details surrounding the permission in principle can be downloaded from the planning portal on Northumberland County Councils website using planning reference 24/01471/PIP

SERVICES

The plot is already serviced with water, electricity and has drainage to a septic tank.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///trending.crowd.leader](https://www.what3words.com/#!/trending.crowd.leader)

VIEWING

Full sales details can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £115,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email 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.