



Hunters Yard

Gordon, TD3 6LR

Over £175,000



An Excellent Development Opportunity To Take On A Sizeable Site Ready For Immediate Development, In The Heart Of An Established Village; Full Planning Consent Granted For The Build Of Four Detached Family Homes Plus A Detached Office Suite.



Extending to approximately 0.65 acre, this sizeable site is well located in the heart of Gordon village with an established access off the A6089. Full planning consent has been granted for the build of four executive style detached family homes, plus a detached two storey dedicated office suite. This site presents an exciting opportunity for developers to take on a project that will provide sizeable family homes, something that there is high demand for in the area. The village benefits from a primary school and is within the catchment area for the highly regarded Earlston High School, making this area a popular choice for families. The area also enjoys good road and rail connections to Edinburgh providing a great alternative to city living for those seeking to escape the hustle and bustle.

The dedicated office building is a great opportunity for businesses to establish themselves within an active village community and contribute positively to the local economy.

With all consents in place, plus the building warrant and conditions of the planning having been met, the site is ready for immediate development.

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 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.

DIRECTIONS

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

HIGHLIGHTS

- Sizeable site with full planning consent



- Building warrant in place
- Permission for four x 4 bedroom detached homes
- Permission for a two storey office suite
- Ready for immediate development

PLANNING

Full consent has been granted, details of which can be accessed via the Scottish Borders Planning portal using reference 22/00342/FUL. A building warrant has also been passed. A section 75 is in place and outlines the obligations in terms of the developers contribution.

SERVICES

The site will be connected to the main drainage and water supply and will have mains electricity.

VIEWING

To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £175,000 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.