



HASTIN & S^{LEGAL}

Eccles Mains Development Site

Offers Over £140,000

Eccles, Near Kelso, TD5 7QP



This Sizeable Development Site Is Peacefully Set Within A Quaint Village Location Close To Kelso, Offering An Excellent Opportunity For A Developer To Submit Plans To Suit Their Own Build Specification



Extending to approximately 1.1 acres, this sizeable development site presents an excellent opportunity for a developer looking to take on a project within a peaceful village setting, yet retaining easy links to nearby towns and villages; Kelso, Coldstream and Duns are all within a few miles of Eccles

Located within the local development plan for the village, there is no current planning consent on the site, allowing a developer the freedom to submit plans to suit their own specification. Previous full planning consent had been granted in 2007 for the build of five detached executive homes; as such it is presumed that the local authority would look favourably at a similar style of development or for the development to consist of a higher number of smaller units. Mains water, electricity and drainage are available nearby.

LOCATION

Eccles is a small borders village approx six miles equi-distant from Kelso and Coldstream, with a church and village hall. The village is conveniently situated one mile from the A697 and within an hour of Edinburgh by car with the main east coast rail line at Berwick upon-Tweed, some 18 miles distant. The Border towns of Kelso, Coldstream and Duns are within easy reach where local facilities include primary & secondary schooling, local shopping, parks and various sporting opportunities including tennis courts, swimming pool, golf courses and the nearby Hirsell Estate.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is ///entitles.shrugging.cheerful

HIGHLIGHTS

- Sizeable development site
- Previous planning consent has been granted
- Quaint rural setting



- Easy access to local towns and villages

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 £140,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.