



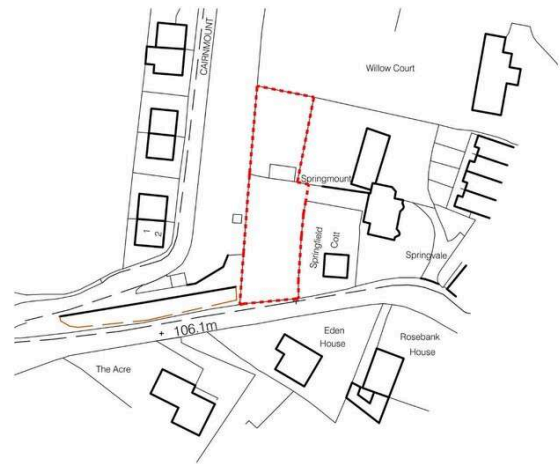
Building Plot

Jedburgh, TD8 6BL

Offers Over £75,000



Town Central Plot, With Planning Permission Approved In Principle For A Detached Home, Within An Elevated Position And Easy Reach Of The High Street.



BUILDING PLOT

Positioned centrally within the vibrant town of Jedburgh, this exciting self-build opportunity is ideal for those in search of a well-connected location in a popular community, close to amenities and further towns and facilities. With planning permission in principle approved for a detached 1 ¾ storey property hosting two bedrooms with the benefit of a driveway and garage providing useful off-street parking. The plot is circa 1100m² in total and is conveniently positioned off Lanton Road within easy reach of amenities and facilities on offer within the town.

LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a great community spirit with a variety of well supported independent shops, restaurants, cafes, a swimming pool & fitness centre, Community & Arts Centre and a recently complete state-of-the-art education campus; incorporating nursery to secondary. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England, and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main East Coast railway line is 35 miles distant at Berwick upon Tweed. Ideal for a commuter lying just off the A68 providing easy travel to further Border towns and Borders railway.

HIGHLIGHTS

- Exciting Self Build Opportunity
- Planning Permission in Principle
- Within Easy Walking Distance of Town

PLOT & PLANNING

Further details surrounding the planning permission in principle can be downloaded from Scottish Borders council website using planning reference - 23/01487/PPP Total site approx. – 1100m² / 0.27 Acres or thereby.

SERVICES

Services are available nearby. The permissions propose for the build to be connected to mains water supply and drainage and electric connections with heating/hot water supplemented in part by a renewable source.

ADDITIONAL INFORMATION

The Scottish Borders Council Report of Handling in relation to the Planning Permission states: "There is no requirement for developer contributions in respect of Policy IS2, in respect of school capacity and affordable housing."

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 or requested by email 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

Offers over £75,000 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.