

FOR SALE



(Approximate plot boundaries only shown in red)

TWO RESIDENTIAL PLOTS AT BURNBRAE
NENTHORN, KELSO SCOTTISH BORDERS, TD5 7RY

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LAND AGENTS &
CHARTERED SURVEYORS

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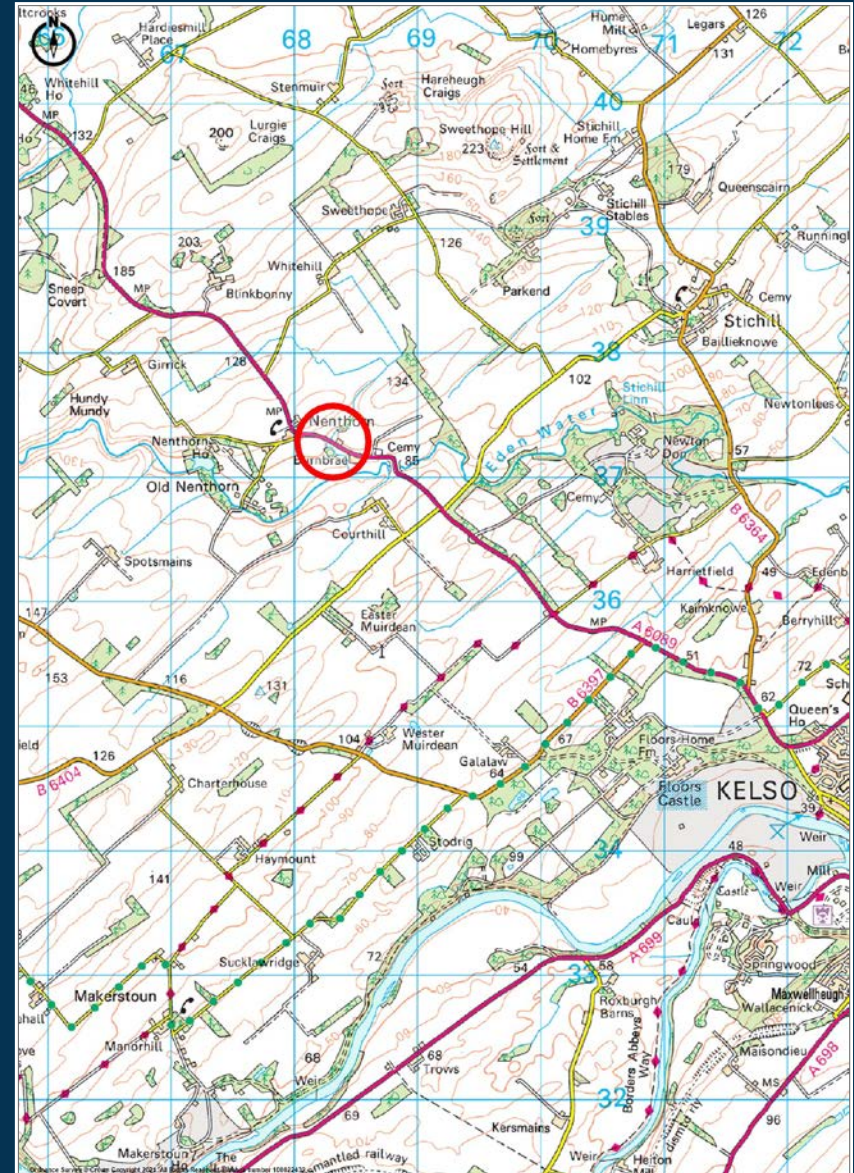
Kelso 4 miles • St.Boswells 11 miles • Tweedbank 17 miles • Edinburgh 44 miles

Two well sized plots in a lovely rural location close to the popular market town of Kelso, with planning permission in principle to create two wonderful family homes.

- Accessible rural location in a popular part of the Scottish Borders.
- 11 miles from the Tweedbank Railway Station and within commuting distance of Edinburgh.
- Lovely outlook across surrounding farmland
- Planning Ref: 17/00146/OUT
- Additional land for a pony paddock may be available by separate negotiation

For Sale as a Whole or As Two Separate Lots

- Lot 1 - Plot 1: 0.15 acres (623sq.m) or thereby.
- Lot 2 - Plot 2: 0.18 acres (752sq.m) or thereby.



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SITUATION

Burnbrae is located within the settlement of Nenthorn just 4 miles from the popular market town of Kelso in the heart of the Scottish Borders. Kelso offers a wide range of amenities with a good range of shops and an excellent range of social and sporting facilities including golf, tennis, swimming, curling, National Hunt racing and fishing. The town boasts a modern High School and two primary schools and is within easy reach of St. Mary's School at Melrose and Longridge Towers near Berwick upon Tweed. Nenthorn itself has a Top-Class Equestrian Centre with indoor riding arena and tuition to all levels.

DESCRIPTION

Two well located countryside plots providing the purchaser(s) with a wonderful opportunity to build a detached home to their exacting specification. The plots are both a good size providing plenty room for a garden, garage, and vehicle parking. Both plots benefit from lovely views across surrounding farmland

- Plot 1: 0.15 acres (623sq.m) or thereby.
- Plot 2: 0.18 acres (752sq.m) or thereby.

PLANNING PERMISSION

Planning permission for the erection of two dwellinghouses has been granted subject to conditions. The planning reference 17/00146/OUT. Copies of the planning permission and associated documents can be obtained through the Scottish Borders Council website using the planning refence is quoted within these particulars.

SECTION 75 AGREEMENT

The Purchaser of each plot will be responsible for paying all location contributions in respect of affordable housing and education. Further details are within the Section 75 Agreement which can be found using the planning portal or by emailing the Selling Agent to request a copy.

SERVICES

The Vendor of each plot will be responsible for the cost of installation of all service infrastructure and thereafter all maintenance and repair costs. Power and water supplies are understood to be located close by whilst drainage will require installation of a new septic tank system. Further details to be obtained from the Selling Agent.

ACCESS

Access to the plots will be via a private drive which is taken directly from the A68 and which is owned by a third party. The drive and adjacent car parking area for Burnbrae cottages will be constructed soon but in any event within 3 months of the first plot sale. Plot 2 will take access through plot 1 and the owners of plot 1 and 2 will each be liable for an equal share of the cost of construction and future maintenance of this section of road.

ADDITIONAL LAND

Additional land for use as a pony paddock may be available by separate negotiation. Further details from the Selling Agent.

PLANNING AUTHORITIES

Planning: Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 OSA. Tel: 01835 824000.

Roads: Scottish Borders Council Roads Department, Council Headquarters, Newtown St Boswells, TD6 OSA. Tel: 01835 824000.

Servicing: Scottish Environmental Protection Agency (SEPA), Burnbrae, Mossilee Road, Galashiels, TD1 1NF Tel: 01896 754797. Scottish Power: Riccarton Mains Road, Currie, Edinburgh, EH14 5AA.

VIEWINGS

Strictly by appointment with the selling agents. Please take care in accessing the plots.

RIGHTS AND RESPONSIBILITIES

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include:

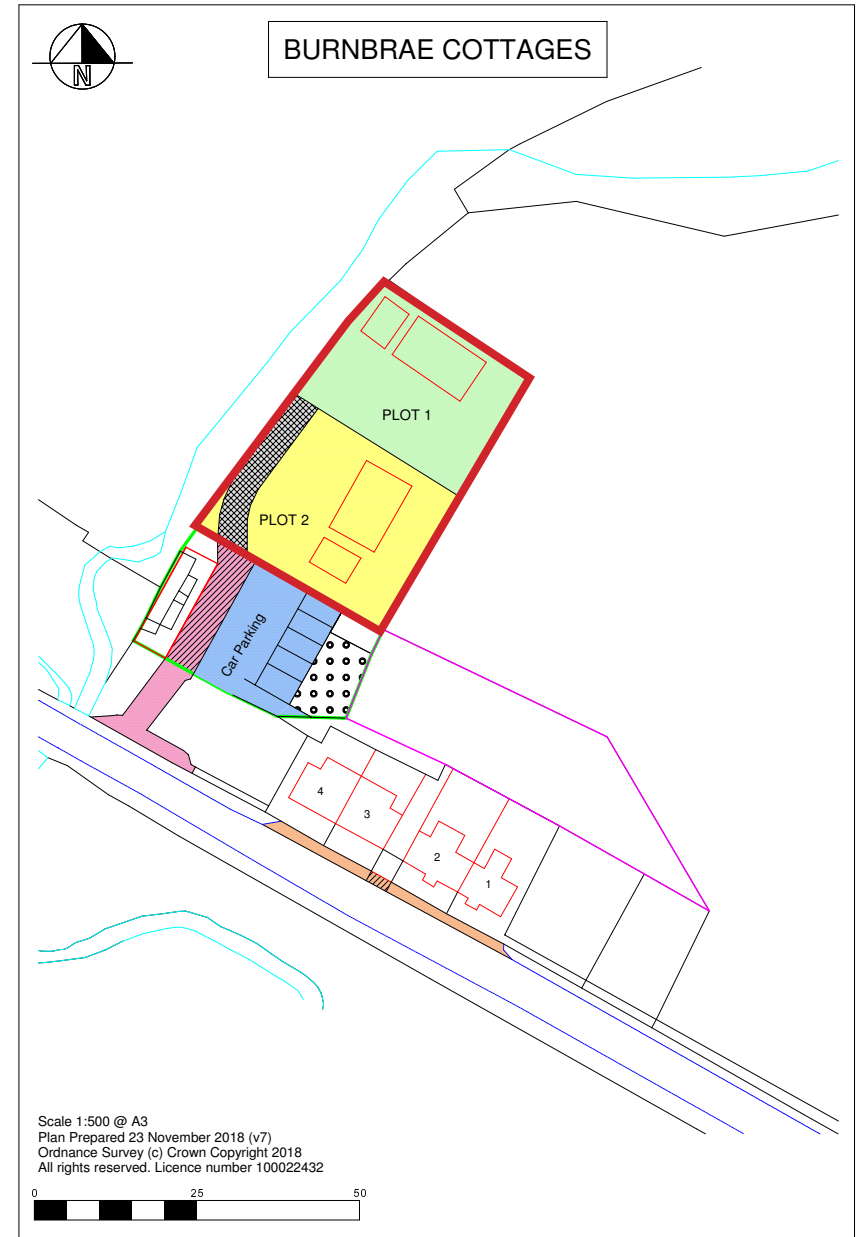
- A share in the cost of maintenance of the access road on a user basis.
- A share in the cost of erecting and maintaining mutual boundary fences.
- A share in the cost of maintenance and repair of service infrastructure.

OFFERS

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn. These particulars were produced in September 2021.





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IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It

should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.