

An aerial photograph of a rural landscape. In the foreground, a road curves through a field of tall, dry grass. To the left, a stone ruin with several openings is visible. The background features rolling green fields, a line of trees with autumn foliage, and distant hills under a blue sky with scattered clouds.

For Sale

RESIDENTIAL PLOT SOFTLAW EAST MAINS
KELSO, ROXBURGHSHIRE, TD5 8PA

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

RESIDENTIAL PLOT SOFTLAW EAST MAINS

KELSO, ROXBURGHSHIRE, TD5 8PA

Kelso Town Centre 3 miles, Melrose 17 miles,
Edinburgh 47 miles (distances approximate)

An exciting opportunity to purchase an elevated plot with potential to create an excellent home in an enviable close to town location.

- Superb outlooks over open farmland towards Kelso and beyond
- Generous plot which extends to approx. 0.29 hectares (0.71 acres)
- Planning previously granted for re-instatement to a 4-bedroom residential property
 - Planning Ref: 17/01507/FUL

OFFERS OVER £150,000



SITUATION

Softlaw East Mains occupies a commanding position on the outskirts of Kelso with exceptional northerly views over the town and towards the Lammermuir hills. The town offers a wide range of local amenities with a superb selection of shops and an excellent variety of social and sporting facilities including golf, tennis, swimming, curling, National Hunt racing and fishing on the River Tweed. The town is home to the stunning Kelso Abbey founded in the 1100's, cobbled market square and magnificent Floors Castle. Kelso also 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. Tweedbank railway station is just 18 miles away and the City of Edinburgh by-pass is 40 miles to the north providing great transport links.

PLANNING PERMISSION

Planning permission for the Re-instatement and conversion of building to dwellinghouse was granted on 20/02/2018. The planning reference is 17/01507/FUL. Copies of the planning permission and associated documents can be obtained through the Scottish Borders Council website using the planning reference quoted within these particulars.

SECTION 75 AGREEMENT

The Purchaser will be responsible for paying all location contributions in respect of affordable housing and education.

SERVICES

The purchaser will be responsible for the cost of installation of all service infrastructure and thereafter all maintenance and repair costs. Electric and water supplies are understood to be located close by. A septic tank has been installed on the Southeast corner of the site.

PLANNING AUTHORITIES

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

DIRECTIONS

Please use the postcode TD5 8PA or what3words [///lucky.tradition.spearhead](https://www.what3words.com/#!/lucky.tradition.spearhead)

VIEWINGS

Strictly by appointment with the selling agents.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the site when viewing.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

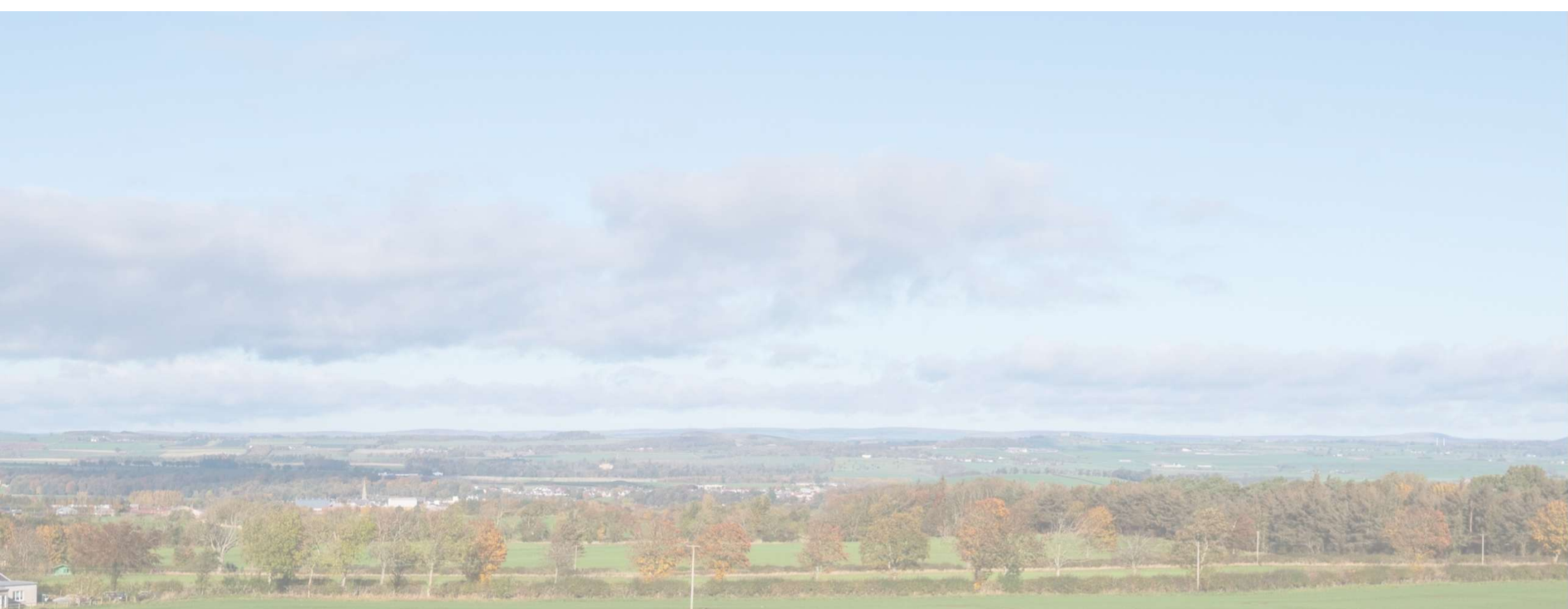
THIRD PARTY RIGHTS AND SERVITUDES

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 October 2025.





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. FBRSeed 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.

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