



## Plot 4, Hardacres Farm

Near Eccles, Kelso, TD10 6UN



A Semi Rural Building Plot Which Boasts Open Outlooks Towards The Lammermuir Hills With Outline Planning Consent Granted



Positioned only a few miles from Kelso, Plot 4, Hardacres Farm is a perfectly positioned plot for those seeking a semi-rural location. Due to its orientation, the plot commands lovely open outlooks that take in the Lammermuir Hills in the distance to the North.

## 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 and Newcastle 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, two 18-hole golf courses and the nearby Hirsell Estate

## THE PLOT

For the self-builder looking to create an individual build in a fabulous countryside setting, this plot is bound to appeal. Extending to just under 0.25 acre and with outline planning consent granted for one dwelling house, the plot offers ample room for a sizeable family home with good garden grounds. The plot is located on the edge of a working farm with a handful of other conversions/new builds nearby which creates an exclusive collection of properties and a nice sense of community. There is currently an unused stone built stable/garage located to one corner of the plot and the planning consent states a preference for this building to be retained – it offers an obvious opportunity for conversion to a garage/studio or home office.

## PERMISSIONS

The plot has the benefit of outline planning permission and all planning documentation can be viewed online through the Scottish Borders Planning portal using reference 16/00797/PPP. There is the further advantage that the developers contribution has already been paid by the vendors.

## SERVICES

Mains water and electric are available nearby. Drainage will be private to a shared septic tank.

## ADDITIONAL INFORMATION

The vendors have advised that there may be the option to rent some additional grazing land nearby

## VIEWING

A virtual tour / drone footage is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. Due to the location of the plot 'driveby' visits are discouraged. For those interesting in viewing the plot please make contact with the Property Shop on 01573225999 and an appointment will be made for you to meet the vendor on site.

## MARKETING POLICY

Offers over £99,000 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](mailto: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.