



Wester Howlaws Steadings

Hume, TD10 6UW



An Excellent Steading Conversion Opportunity Set In Glorious Countryside This Striking Stone Built Steading Has Approved Planning For Conversion To A Residential Dwelling, Incorporating An Annexe Accommodation, With Further Ground And Paddock To The Rear Also Included In The Marketing Price. The Neighbouring Plot, Also With Outline Planning, Is Available By Separate Negotiation.



WESTER HOWLAWS STEADINGS

Set in a desirable countryside location, with easy links to Kelso and east to Greenlaw and Berwick, this charming semi-rural spot hosts a mix of established farming land and grazing fields, with a selection of privately owned homes. The striking stone-built steading buildings are ripe for conversion, with the sellers also including additional ground to the rear and a paddock, with the lot extending to approximately 2.5 acres in total. The site opens from Holdings Road with the Steadings themselves set back from the road and with the proposed plans creating a front courtyard and parking area for the cottage and annexe. With eco credentials and ensuring the development is in-keeping with the original materials, the site provides an exciting prospect for a self-build incorporating traditional and modern elements, with obvious potential for multi-generational living or potential as a second income with the relevant permissions to be sought in the annexe. To the rear of the Steadings themselves, a further stretch of ground is also included. Currently hosting agricultural buildings and storage, this area would no doubt be valuable during the development itself, and would lend well as garden ground offering direct and private access to the paddock. The neighbouring plot, connecting via the paddock, is also currently marketed for sale by the owners as a development opportunity. Within the Scottish Borders Planning Portal, a withdrawn application can be noted for the paddock; this has been divided between the Steading and Building Plot.

LOCATION

The full planning consent and associated documents can be viewed online on the Scottish Borders Planning portal using reference 23/00271/FUL. The developer will be liable for a developers contribution. Sitting in the heart of farmland and just past the majestic Hume Castle, a well-known Border landmark, Wester Howlaws is a blend of beautiful rolling countryside, traditional homes and modern conversions, set just outside the town of Kelso. There are good road links with both Berwick and Edinburgh, either being viable commuting options and the nearby town of Kelso providing good shopping, educational and recreational facilities.



The area has much to offer those interested in country pursuits with Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

SERVICES

Drainage - Current septic tank to be replaced with suitably sized sewage treatment plant, discharging into current outlet via field drainage system. The sellers of the development own the field in which the current drainage resides. The dwellings will be connected to mains water located in adjacent road verge. Connection will be to mains electric. There is no gas connection to the site – proposal included air source heat pump.

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. Clients are requested to respect the privacy of the neighbouring properties and owners if conducting a drive-by to the area. Further details can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or 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 £295,000 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.