



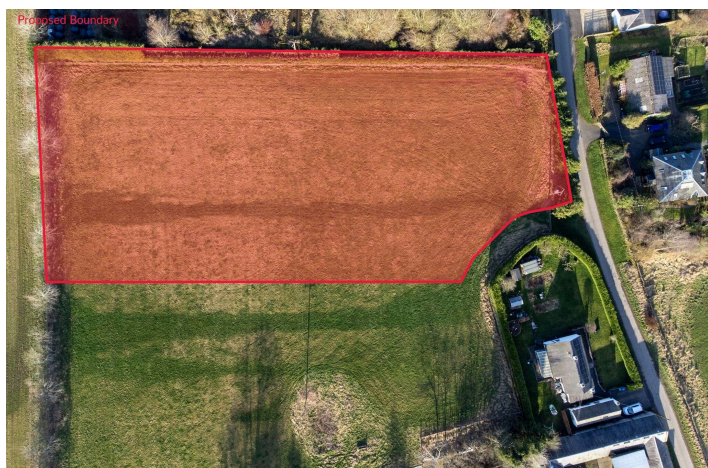
## Building Plot Wester Howlaws

Kelso, TD10 6UW



Surrounded By Glorious Scottish Borders Countryside With Panoramic Outlooks Over Neighbouring Farmland And Towards The Cheviots, This Established Plot Provides All A Semi-rural Lifestyle Has To Offer, With The Makings Of A Dream Home.

Outline Planning Approved - Reference 23/00274/PPP



## BUILDING PLOT WESTER HOWLAWS

With outline planning approved and services established, this generous plot extends to approx 1.5 acres and allows for exciting scope to create a wonderful family, eco home, with the design to suit a buyers own requirements.

The plot opens from Holdings Road, a charming lane running east from Hume, flanked by farmland and a selection of private homes. A grass verge extends from the lane to a gated entrance to the plot, and a section of the paddock to the rear will also be available to a purchaser within the asking price.

The plot is enclosed with fencing and sheltering trees and sits adjacent to Wester Howlaws Steading, also currently marketed for sale by the owners as a development opportunity.

## LOCATION

The full planning consent and associated documents can be viewed online on the Scottish Borders Planning portal using reference 23/00274/PPP. 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 beautiful rolling countryside of traditional and modern conversions, set just outside the town of Kelso. There are good road links with Edinburgh a viable commuting option 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

The proposed new dwelling is to be connected to a sewage treatment plant to the south of the plot; this will discharge into the existing outfall piped across the fields drains in to the field to the south west of the plot – which conveniently, is owned by the sellers of the plot and neighbouring steading development.

Soakaway for surface water will be within the garden. The new dwelling 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.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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

Offers Over £150,000 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](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.