

Consented Land Plot, Broughton, Biggar



Detailed planning consent for three residential homes on the **edge of the village of Broughton**, surrounded by hills and open countryside.

Location

A spacious land plot located on the A701 at the northern end of the village of Broughton with a number of local amenities nearby including a community shop, post office, village hall and an award winning tea room. There is also a popular bowling club and tennis courts. Outdoor pursuits are in abundance with horse riding, hill walking, mountain biking, and fishing available on the famous River Tweed. Highly regarded schooling is available in the village at primary level, with secondary provided at Peebles or Biggar High School. The market town of Biggar is approximately six miles away where a number of supermarkets, shops, restaurants, hotels and parks can be found. The village is also easily accessible to the surrounding Border towns as well as Edinburgh and Glasgow.

Description

This is an excellent development opportunity to acquire a fully consented site on an attractive plot on the edge of Broughton. Detailed planning permission was achieved for three detached dwellings on 8th August 2022.

Planning permission has been granted for the erection of three, two storey dwelling houses (177 sq m or thereby) on a total plot size of c. 0.75 acres. The internal accommodation across the three dwellings totals 531 sq m (5,715 sq ft). Each home includes four bedrooms with surrounding garden grounds and allocated parking. There are very flexible home layouts with attractive open plan kitchen, living, dining layouts. There is also direct access to the garden as well as additional living space and a bedroom on the ground floor.

House 1 – 4 Beds - 177 sq m (1,905 sq ft)

House 2 – 4 Beds - 177 sq m (1,905 sq ft)

House 3 – 4 Beds = 177 sq m (1,905 sq ft)



The section 75 Agreement has been concluded between the seller and Scottish Borders Council in relation to developer contributions to education and affordable housing. The buyer will be responsible for these obligations. Further details are available from the selling agents.

Detailed floor plans and site plans are available on the portal or by request.

Services

It is understood that mains electricity, water and drainage are located nearby. Purchasers will need to ensure utility provisions will meet their requirements.

Boundary & Access

The boundaries and proposed vehicular access are shown on the site plan and images. The main entrance is from the A701.

VAT

The property is not opted for VAT.

Planning Consent

Council: Scottish Borders Council <https://www.scotborders.gov.uk/planning-applications/viewing-planning-application>

Planning Reference: 19/01795/FUL

Proposal: Erection of three dwellinghouses

Land North Of And Incorporating Garden Ground Of Beechgrove Broughton Scottish Borders

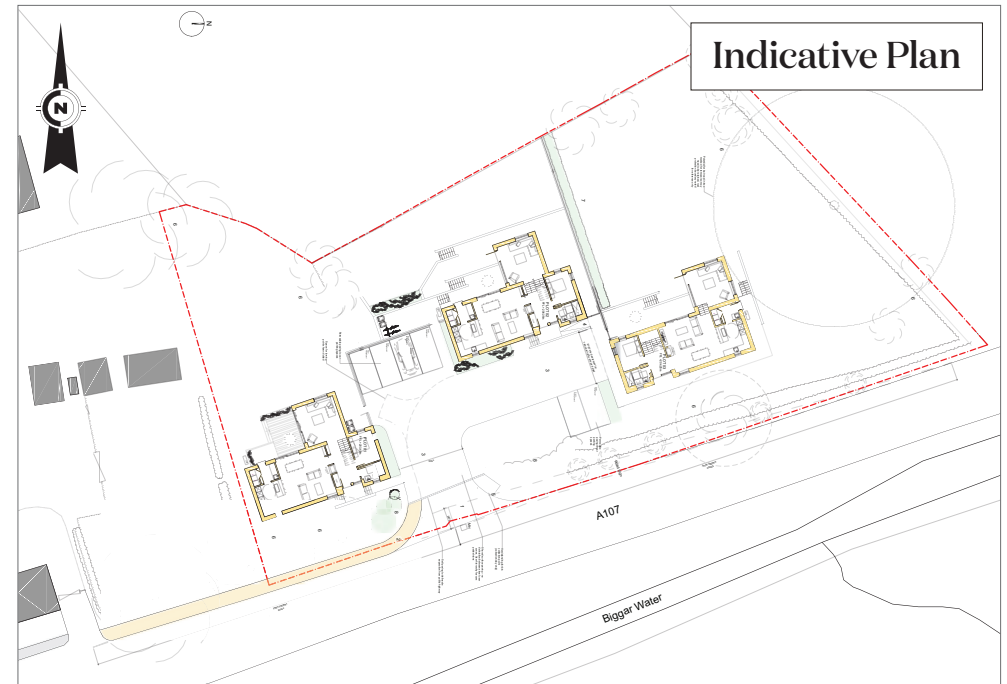
Status: Application Granted with conditions

Granted Planning Date: 8th August 2022

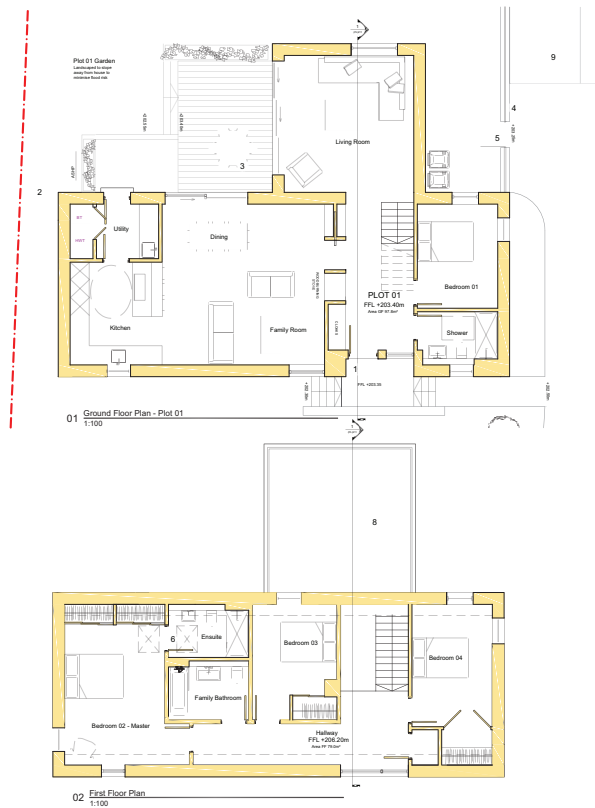
For further information regarding the planning permission, please contact Scottish Borders Council on 0300 100 1800.

Viewing

By appointment through Knight Frank on 0131 222 9600.



Indicative Floor Plan



Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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