Offers Over £145,000

Plot of Land with Outline Planning Permission, Eshiels, Peebles,EH45 8NA

PLOT: Extending to approximately 0.057 hectare

PLANNING PERMISSION: Outline Planning permission has been granted for the erection of a dwelling house. This will include four bedrooms with surrounding garden grounds and allocated parking. A 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.

Details can be accessed through the Scottish Borders Planning Portal Ref: 22/01784/PPP

Services: It is understood that mains gas, electricity, water and drainage is located nearby.

Situation: Within an idyllic rural setting, part of a desirable hamlet, by Glentress forest just 2 miles from Peebles. The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

Directions: Heading east on the A72 from Peebles, pass the junction for the Eshiels Recycling Centre to the right, then after 1/2 mile take the first left, signposted 'Linnburn Kennels'. Continue until you come to a junction with a house sign saying 'Trail House'. Turn to the left and follow the track around until you come to the plot situated on your right hand side alongside the plot next to the property Cumberlands.