

**Peebles**

Call 01721 723999

**Offers over £250,000**

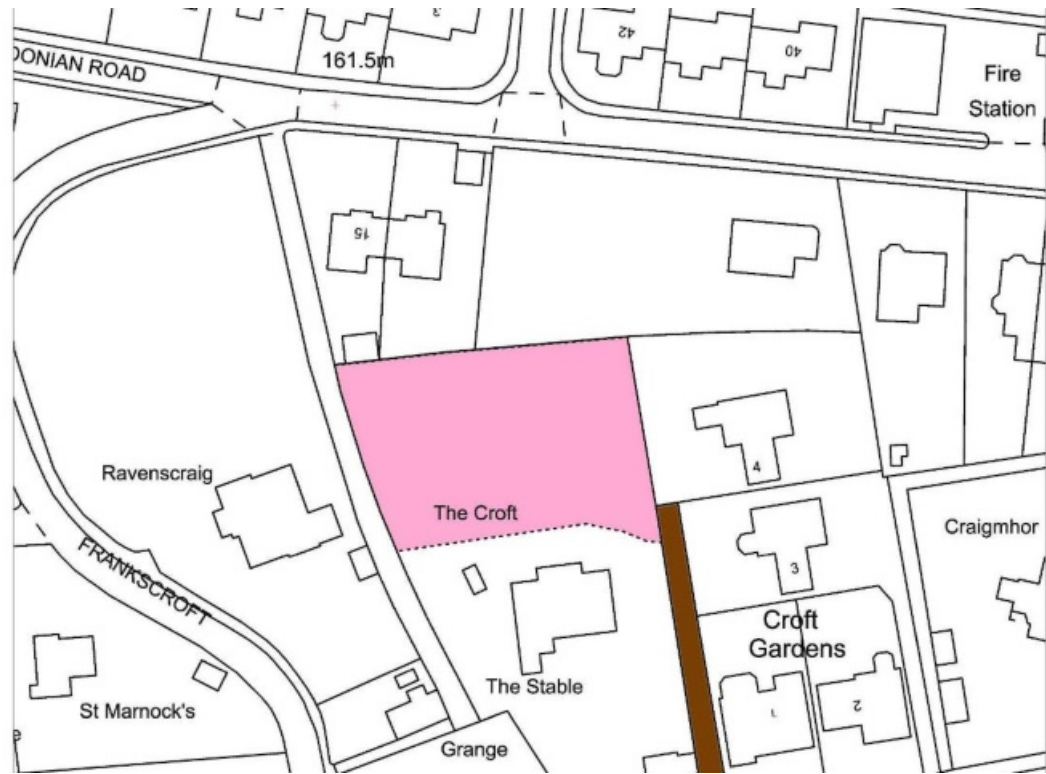
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**Residential Building Plot  
"The Paddock", Chambers Terrace, PEEBLES, EH45 9DZ**





**PLOT**

An extremely rare opportunity to acquire a prime plot within this prestigious location, extending to 0.45 of an acre, or thereby, commanding the most spectacular uninterrupted views over the town and beyond. Peebles High School is just a short walk away and all local amenities are within easy walking distance.

**PLANNING PERMISSION IN PRINCIPLE**

The property has Planning Permission in Principle for a single dwelling. The permission was granted on 8 March 2023, with reference 22/01129/PPP. It shows an indicative layout of a proposed dwelling, with accommodation over two floors, extending to a gross internal floor area of approximately 197m<sup>2</sup>. However, the prospective purchaser would not be bound by this, with the consented dwelling's design and layout being subject to further approval from the planning authority

**DEVELOPERS CONTRIBUTIONS**

A Section 75 Agreement has been concluded between the Seller and Scottish Borders Council. The Planning Permission in principle indicates that Developer's Contributions totalling £6,898 would be payable by the developer on completion of the build.

**SERVICES**

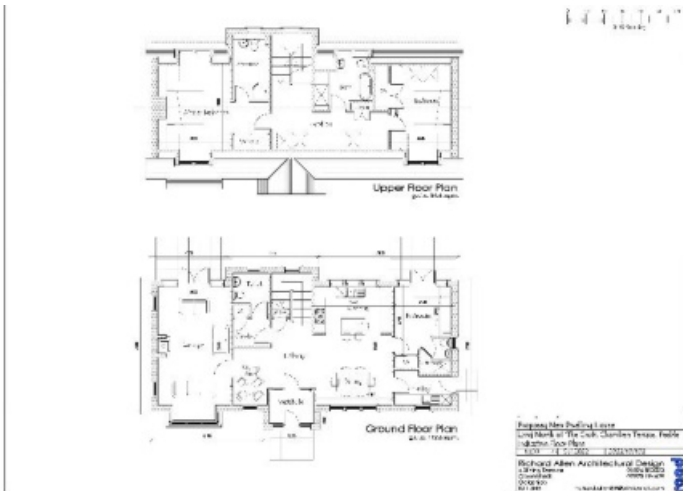
Mains water, gas and electricity supplies close to the plot and drainage is to be connected to the main public sewer.

**SITUATION**

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. Chambers Terrace is a traditional, wide street comprising a mixture of mainly period properties. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh (18 miles to the City Bypass) 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.

**Offers**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.