

Melrose
Call 01896 822796

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**Residential building plot,
2 Bowden Road,
Newtown St Boswells**

TD6 0PU

Offers Over: £80,000



A rare opportunity has presented itself to purchase this fantastic area of land located on Bowden Road, Newtown St Boswells. Extending to an approximate 380sqm, the site was previously home to office buildings that have recently been demolished and now benefits from planning permission to erect a single, detached dwelling house. Perfect for those with an interest in self-building, the plot is located within a highly sought after residential area where all local amenities are readily available. Viewings come highly recommended.

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TD6 0PU

Offers Over: £80,000

Planning Permission:

Planning has recently been approved to erect a single dwelling house upon the plot, full planning information and documents can be found on the public access portal with reference: 21/01093/PPP

S75 Agreement:

A Section 75 Agreement is in place over the site in relation to contributions, the details of which can be made available to those with a serious interest in proceeding.

Situation:

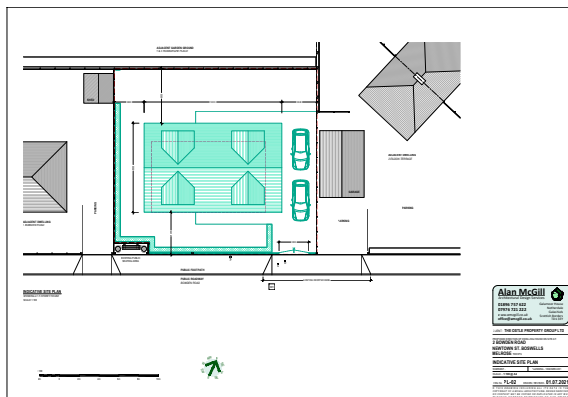
Newtown St Boswells is a small village lying just off the main A68 trunk road, which provides easy access to both Edinburgh and Newcastle. The central location also makes most towns and villages in the region easily accessible. Scottish Borders Council is only a few minutes' walk away and the Borders General Hospital is approximately 3 miles distant. The Waverley rail link between Edinburgh and Tweedbank can be reached in about 10 minutes by car.

Viewing:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Melrose on 01896 822796.

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.



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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.

Full members of:

