

Melrose

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Residential Building Plot,

Eildon View, St. Leonards, Lauder,
TD2 6RY



Having previously been granted permission to erect a detached dwelling house, Plot 1 and 2 Eildon View bring an exciting opportunity to those looking to construct their dream home within a sought after, semi-rural area. Combined, the plots extend to an approximate 1.05 acres (4242smq) offering a well proportioned site to the buyer that brings with it a wealth of potential. Viewings are considered essential.

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Valuation:

Independently valued at £120,000.

Services:

Access to drainage and power supply are within the immediate vicinity of the development site. Documentation pertaining to the services available on site will be available upon request.

Situation

Only 25 miles from Edinburgh, the small Borders town of Lauder is highly sought after by the commuter and is easily accessible by road, via the A68 or by rail, Stow railway station is a 10-minute drive from Lauder. Several of the regions principal towns and villages close by as well as many of the major local employers. Lauder has a very strong and active community and the town Common Riding is a particular highlight in the summer and really is a must see. There are a variety of amenities including a good range of independent retailers, post office, gym, surgery, hotels and pubs. There is a modern primary school and secondary schooling is provided at nearby Earlstoun High School, currently one of the top performing schools in Scotland.

Planning Permissions:

The sale site incorporates both plots 1 and 2, with Plot 2 previously having had planning permissions sought and granted to erect a detached dwelling house on the site. Planning documentation can be viewed on the Public Access Portal with the following reference number: 04/00475/OUT.

Viewings:

Strictly by appointment with the selling agent. To arrange an appointment to view, please contact Cullen Kilshaw Melrose on 01869 822796.



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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.

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