

# Plot of land

SOUTH EAST OF GARTHTRIG, LANTON, TD8 6SU



*PLOT OF LAND WITH  
PLANNING PERMISSION*



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McEwan Fraser Legal is delighted to present this plot of land, circa 0.079 acres (0.0323 Ha), with Planning Permission in Principle granted for the erection of a single dwellinghouse. This plot gives the perfect opportunity to build your family home outside the hustle and bustle of Edinburgh, whilst keeping within commutable distance. The plot can be found through what three words - `///restriction.shift.blanking`

Planning Permission in Principle for the dwellinghouse was approved on 11th January 2023 (22/01117/PPP). Details can be found on The Scottish Borders Council's website at [eplanning.scotborders.gov.uk](http://eplanning.scotborders.gov.uk) or by contacting our office for further information. Full Planning Permission would be required. Prospective purchasers should make their own enquiries with the local Planning Department.

There is good accessibility to the plot from the main road. Services are understood to be located within the vicinity of the site. Prospective purchasers should make their own enquiries with the appropriate service providers. This is a rare opportunity to acquire a plot with excellent prospect in a fantastic location.

The above details are believed to be correct but are not definite; they are simply intended to indicate the property's main features. These details will not form any part of a contract. Interested parties should satisfy themselves on all details. The current owner has plans for a 3 bedroom house including a garage for the site which can be sent to interested parties on request.

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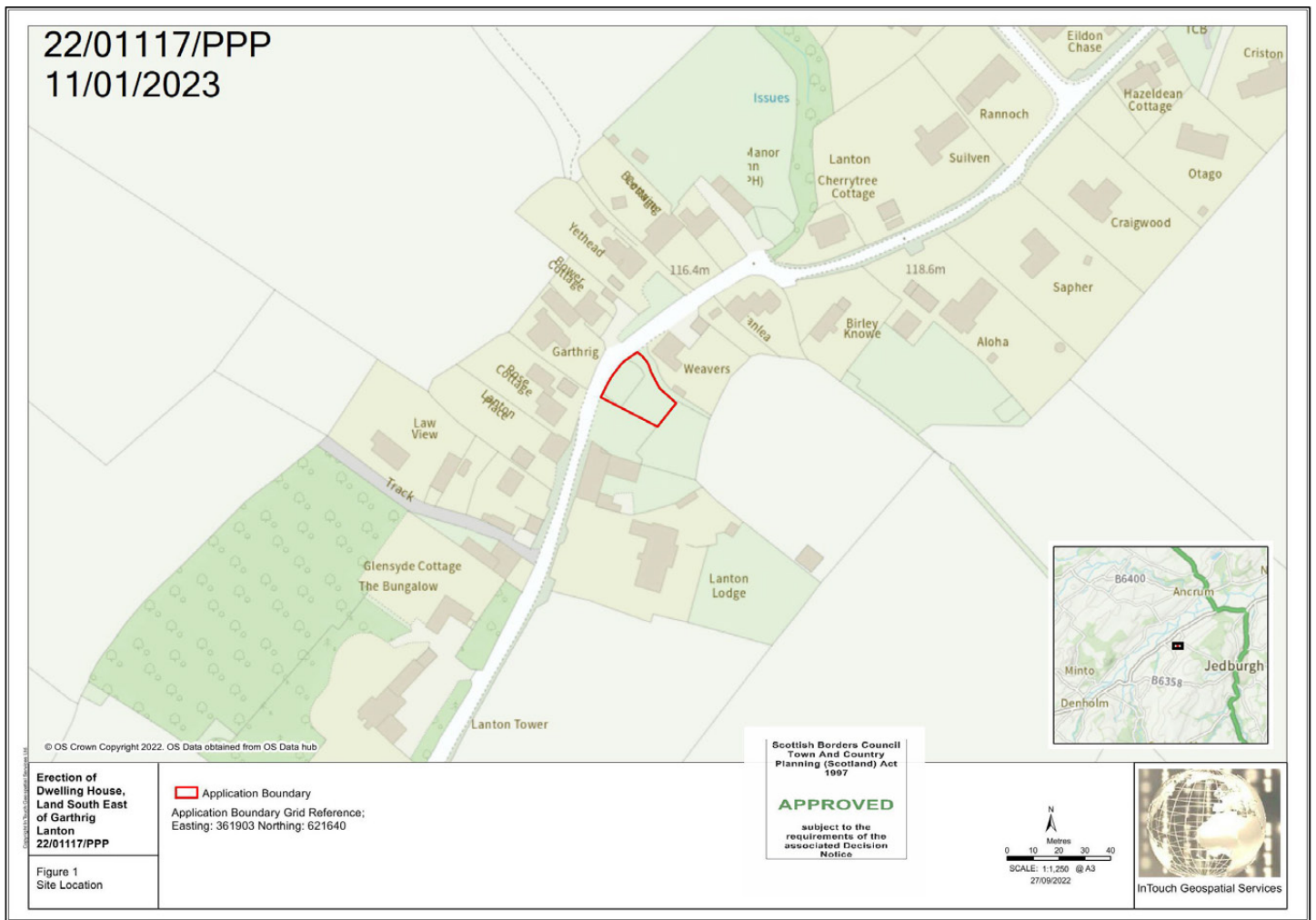


**LAND IN WINTERTIME PRIOR TO VEGETATION GROWTH**









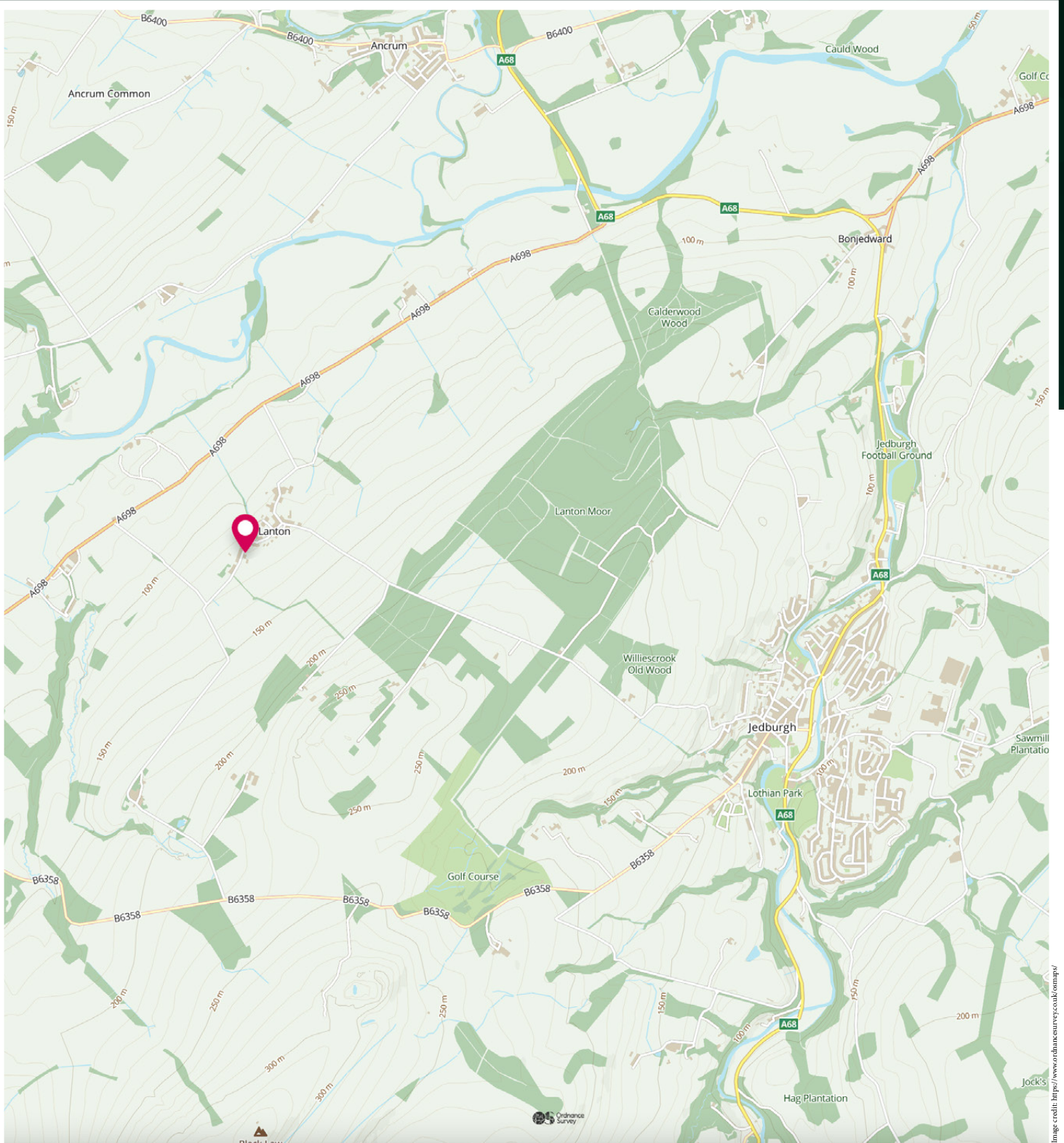




Lanton is a small, friendly village close to Jedburgh which is only a few minutes drive away. Jedburgh is justifiably known as the Jewel of the Borders and has a variety of shops, restaurants, a swimming pool, fitness centre, community and arts centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England. The Red Stone Abbey on the banks of the Jed Water was founded in 1138 and the visitor centre portrays Abbey's turbulent past. The town has connections with Mary Queen of Scots who visited in 1556. Jedburgh is an attractive setting with riverside walks and colourful renovated buildings in the Market Place and Canongate. Well situated with road links to both major airports at Edinburgh and Newcastle, and the main East Coast and the Borders Railway. The Borders railway with a direct link to Edinburgh is 11 miles away at Tweedbank.

## The Location





# McEwan Fraser Legal

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Exchange  
Available**



**THE SUNDAY TIMES**  
**THE TIMES**



Text and description  
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 Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

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