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BUILDING PLOT AT HASSENDEAN STATION, MINTO, NR HAWICK, TD9 8PX

**0.27 ACRE FULLY SERVICED BUILDING PLOT WITH FULL PLANNING**

**OFFERS OVER £125,000**

# BUILDING PLOT AT HASSENDEAN STATION, MINTO, HAWICK, TD9 8PX

## FULLY SERVICED BUILDING PLOT WITH FULL PLANNING PERMISSION

**DESCRIPTION:**
We are pleased to bring to the market this fully serviced building plot which extends to approximately 0.27 acres. Set in a desirable hamlet of properties at Hassendean Station, full planning permission has been granted by Scottish Borders Council for a detached single storey dwelling referred to as "The Railway House". The proposed property will have two bedrooms and a generous open plan lounge and dining space with separate kitchen. There is also an entrance porch with handy utility. Provisions are in place for electric vehicle charging and private parking. The site itself offers stunning views towards both the Minto Hills and Ruberslaw and is a well presented flat site. Planning Ref 26/01193/FUL

**LOCATION:**
The Hassendean Station area, near Denholm and Minto in the Scottish Borders, is a peaceful rural location surrounded by attractive rolling countryside. The former railway station, which closed in 1969, sits along the historic Waverley Route, adding an interesting sense of local heritage to the area. Denholm village is nearby, offering a welcoming community and a range of local amenities such as day to day shopping and two country pubs. The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the Borders landscape. With its rural setting yet convenient access to nearby towns, Hassendean is an appealing location for those seeking a quieter way of life. Hawick boasts a variety of shops and recreational pursuits such as golf, tennis, countryside walks and fishing. The surrounding Border towns are easily accessible as are Edinburgh, Newcastle and Carlisle. Tweedbank is only 17 miles and offers a rail link to Edinburgh ideal for city commuters.

**PLANNING:**
Planning Reference: 26/01193/FUL Copies can be obtained from this office upon request or viewed on the Scottish Borders Planning Portal at http://eplanning.scotborders.gov.uk/online-applications

**Planning Authority:**
Scottish Borders Council Planning Department
Regional Headquarters
Newtown St.Boswells
Tel: 01835 823301

**Drainage and Sewerage:**
SEPA
Burnbrae
Mossilee Road
Galashiels
Tel: 01896 752425

**SERVICES:**
The plot is fully serviced. Mains electricity supply to external box. Mains public water into site and shared septic tank with Station and Number 6.

**IMPORTANT NOTICE:**
Interested parties are advised to have their interest noted though their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.

**VIEWING:**
By appointment with Geo & Jas Oliver, W.S.

**INTERNET WEBSITES:**
All our properties can be viewed at www.gandjoliver.co.uk as well as www.zoopla.co.uk, www.primelocation.com, www.rightmove.co.uk and www.propertywindow.com.

**FREE PRE-SALE VALUATION:**
If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

* CGI image below for illustration

