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"BANK BARN", NR KIRKDEAN FARM, NEWCASTLETON, TD9 0SF
RESIDENTIAL DEVELOPMENT OPPORTUNITY

OFFERS AROUND £85,000

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DESCRIPTION: We are delighted to bring to the market Bank Barn which is an exciting development opportunity for a prospective purchaser. Nestled in the stunning Borders Countryside a short drive to the Scottish Border, this stone built barn is ripe for conversion and a full planning application is currently being lodged with Scottish Borders Council for consideration. Drawings are available from Geo and Jas Oliver upon request. The planning application outlines the proposed conversion/extension of the barn in to a detached four bedroom dwelling house with spacious open plan lounge, dining and kitchen space.

Overall, the property sits in a plot totalling around an acre and, subject to the submitted plans, will have garden grounds and allocated parking/turning area and also a designated car port beneath.

LOCATION: Bank Barn lies on the edge of Kirndeane farm land and is set in stunning Borders countryside. A short drive away is the village of Newcastleton and the larger towns of Hawick and Jedburgh are both slightly further afield for a wider range of shopping and recreational facilities. Newcastleton enjoys an active community life and offers a very good range of recreational amenities as well as several small shops and restaurants catering for everyday needs, (with Hawick, Jedburgh and Carlisle supplying a wider range, both within easy driving distance and served by a good local bus service). The village also has a Post Office, excellent butchers, church and health centre in addition to hotels. Copshaw Common Riding and the Newcastleton Music Festival are popular annual events, and there is an abundance of outdoor pursuits available including walking, fishing, golfing and mountain biking which are well served with the neighbouring Kielder Forest Park and the 7stanes trails. The nearby fascinating Hermitage Castle offers a superb attraction and the village Heritage Centre provides an insight into the local history of such a historic area. Newcastleton has an excellent primary school, with secondary education found in nearby Hawick or Langholm. The property is also within easy reach of the M6 and Carlisle to the South, with access there to the main line train network.

DIRECTIONS: From Hawick take the B6399 signposted for Newcastleton and follow this road for around 20 miles passing Whitrope and Hermitage. Just before Newcastleton take a left onto B6357. A road on the right then leads up to Kirndeane Farm.

SERVICES: Services are readily available close by and the proposed development will connect to a private water supply and septic tank.

PLANNING:

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

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

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through 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. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**Image below for illustration only **

