



Fishwick Mansion House Site, Paxton, TD15 1XQ

Offers Over £395,000

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ESTATE AGENTS





Fishwick Mansion House Site, Paxton

Berwick Upon Tweed

Set in around 9 acres, offering a rare chance to create an exceptional country home with views over the River Tweed and Cheviot Hills, with consent for an impressive Georgian-style residence.

- Approx. 9.18 acres of level grassland
- Prime rural setting near the River Tweed
- Views to the Cheviot Hills
- Private road access for added privacy
- Detailed planning consent and building warrants

Distances

Paxton 2 miles, Berwick upon Tweed Train Station 6 miles, Edinburgh City Centre 53 miles, Edinburgh Airport 60 miles, Kelso 18 miles, Newcastle Airport 64 miles (All distances are approximate).

Planning Reference Details

Planning Reference Number – 05/01875/FUL
(Scottish Border Council)

<https://eplanning.scotborders.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>





Property Description

The Fishwick Mains Mansion House development site at Fishwick offers a rare opportunity to build a wonderful substantial family home, centred on about nine acres of high and level grassland. The site offers a stunning rural aspect over the adjoining River Tweed, unspoilt rural land and the Cheviot hills to the south. The site is located off a private road therefore offering a high level of privacy. Set in 9.185 acres, the site currently comprises of the mansion development, equestrian paddocks all with a water supply and a recently constructed outdoor international sized drained ménage with a non-freeze equine surface.

Detailed planning consent and building warrants have been granted to construct a Georgian style 6399 SQFT/626SQM house comprising of 4 generous bedrooms with en-suite bathrooms and a dressing room, 4 beautiful south facing public rooms with views out to the River Tweed and countryside beyond, including a large open plan family kitchen space, a large 2 bedroom annex both of which are ensuite, and two detached integral garages. Planning could be sought for an alternative design if necessary.

Access

There is unadopted farm track access from Fishwick Mains House to the Mansion House Site and beyond. It will be the sole responsibility of the new owner to upgrade this access to the site only. Thereafter there will be a 33.3% share of maintenance / upkeep for the stretch of access road.

Tenure

Freehold

Services

There are mains water, electricity and phoneline to the site.

Three phase electricity.

What3words

<https://w3w.co/zaps.slices.plugin>





Area Insights

The Fishwick Mansion House Development site is a particularly lovely site set in the most beautiful elevated position overlooking the River Tweed and St Thomas's Island. It offers unrivalled south facing views to North Northumberland and the Cheviot Hills, and is a wonderful opportunity to build the most outstanding family home within easy reach of Edinburgh to the north and Newcastle to the south. The site benefits from beautiful countryside walks and rides directly from the property.

A couple of miles from the development site is the picturesque village of Paxton. The Cross Inn at Paxton is an extremely popular eaterie and is open all year round. Paxton village has a vibrant community life with a yearly Art Fair, village flower planting and community gardening, community Parish Church and community involvement in Paxton House, where the old watermill for Paxton House was renewed and is now up and running. Paxton House, once owned by the Home family, has wonderful walks, history, a tearoom and numerous events. It is a huge asset to Paxton and is a hugely popular visitor attraction to the area.

A few miles east lies the popular market town of Berwick-upon-Tweed, offering a wide range of amenities including shops, five supermarkets, schooling for all ages, and a private school at Longridge Towers. Leisure facilities include sports clubs, restaurants, The Maltings theatre and cinema, and Berwick Sports and Leisure Centre. The main line station provides regular services to Edinburgh, Newcastle and London, with Edinburgh and Newcastle under an hour away and London around three hours forty-five minutes. The A1 trunk road also provides easy north and south access.

The surrounding area offers stunning coastline and countryside, with unspoilt beaches, Berwick's historic walls, Lindisfarne National Nature Reserve, Bamburgh Castle, and the border towns of Coldstream, Kelso and Melrose all within easy reach. Golf is available locally at Berwick Golf Course, with additional courses nearby at Goswick, Eyemouth and the Hirsell, alongside a full range of country pursuits. Despite excellent connections, the area remains sparsely populated, offering a rare quality of life.





Useful Links

Scottish Borders - <https://www.scotborders.gov.uk>

Fishing - <https://www.fishpal.com/Scotland/Tweed>

Fishing - <https://www.tweedbeats.com>

Longridge Towers School - <https://lts.org.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Paxton House - <https://paxtonhouse.co.uk>

The Cross Inn - <https://www.thecrossinn.co.uk/>

What's on in Paxton - <https://paxtonvillagehall.co.uk/>

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>

The Queens Head Hotel - <https://queensheadberwick.co.uk>



Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

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FIRST FLOOR

GROUND FLOOR

FIRST FLOOR

FISHWICK
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 6,399 SQ FT / 626 SQ M
 GARAGE 534 SQ FT / 50 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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