

**Peebles**

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**4.7 acre Plot at Glenormiston, Innerleithen, EH44 6RD**

## PLOT

A Rare Opportunity with Detailed Planning Permission

This exceptional plot, complete with detailed Planning Permission for a three bedroom detached home, offers the perfect opportunity to create a bespoke property in an idyllic countryside setting. Beautifully positioned to capture sweeping panoramic views over the surrounding landscape, the site provides an inspiring backdrop for a truly special home.

Set within a highly sought-after Borders location, the plot combines privacy and tranquillity with superb convenience. Excellent transport links provide easy access to towns and villages and beyond, making this plot ideal for those seeking a peaceful lifestyle. With its outstanding position, approved plans, and remarkable outlook, this plot represents a compelling prospect for anyone wishing to build their dream home in a stunning rural environment.

## SITUATION

Glenormiston enjoys a picturesque setting just over two miles north of Innerleithen and around four miles south of Peebles. Innerleithen lies in the heart of the scenic Tweed Valley and offers an excellent range of local amenities, including independent shops and cafés, a supermarket, post office, and health centre. The area is well known for its beautiful river, woodland and hill walks, with a multi-use path providing easy links between Innerleithen, Peebles and Walkerburn. Outdoor enthusiasts are well catered for, with world-class downhill mountain biking and extensive forest trails available both in Innerleithen and at nearby Glentress Forest. Innerleithen also features a nine-hole golf course, while the Cardrona championship course is just a mile away. Horse riding and fishing are popular throughout the area, with the River Tweed recognised internationally as one of the finest Atlantic salmon rivers.

## PLANNING

Full detailed planning permission has been granted under reference 23/01195/FUL for the construction of a substantial detached residential dwelling. The approved plans include provision for two public rooms, master with en-suite and dressing room and two further double bedrooms and bathroom, offering generous and flexible family accommodation.

Developers contributions (Section 69 Agreement) have been concluded / paid.

## SERVICES

Mains electricity has been installed to the site. Water is supplied via a privately used borehole and artesian well, supplying water exclusively to the site.

## ADDITIONAL INFORMATION

May include caravan.

## VIEWING

By appointment through selling agent.

## Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Full members of:



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.