



**Geo. & Jas. Oliver W.S.**  
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**PLOT 5, LEABURN DRIVE, HAWICK, TD9 9NZ**  
**BUILDING PLOT WITH FULL PLANNING FOR A 5 BEDROOM HOUSE**

**OFFERS AROUND £85,000**



# PLOT 5, LEABURN DRIVE, HAWICK, TD9 9NZ

## BUILDING PLOT WITH FULL PLANNING PERMISSION



### DESCRIPTION:

We are pleased to bring to the market this substantial building plot which extends to approximately 1.9 acres. Full planning permission has been granted by Scottish Borders Council for a detached one and a half storey dwelling house with five bedrooms and detached garage. Building warrant has been granted. Heating will be by way of a log burner, electric heating and MVHR (heat recovery) system. Set in an elevated position, the plot has a wonderful open aspect and the size of the plot lends itself particularly well to those requiring a large outdoor space, including for equestrian pursuits. Planning Ref 22/02005/FUL

### LOCATION:

Leaburn Drive is a sought-after elevated location in the heart of the town of Hawick with lovely views over the town and countryside beyond. 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: 22/02005/FUL. Copies can be obtained from this office upon request or viewed 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:

All services are readily available to connect into nearby including mains water, drainage and electricity.

### 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.

### INTERNET WEBSITES:

All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://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.

