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Offers Over £150,000

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Plot 1, Broughton, Biggar, ML12 6HQ

Building Plot for Sale with Full Planning Permission – Broughton

An excellent opportunity to purchase Plot 1 in the sought-after area of Broughton, extending to approximately 0.3 acres, with full planning permission granted under reference 25/01672/FUL for the construction of a substantial detached family home.

The approved plans are for a detached 4-bedroom property featuring 2 public rooms, allocated parking, and garden ground to both the front and rear.

Significant preparatory works have already been completed by the current owners, including:

- Required archaeological investigations completed
- Section 69 contributions paid to the council (covering both plots)
- Drainage and electricity connections currently being arranged through the site
- Water connection conveniently located directly on the roadside in front of the plot

This is a fantastic self-build or development opportunity with much of the groundwork already underway, helping to streamline the build process.

Planning Reference: 25/01672/FUL

SITUATION

Located within the village of Broughton where a number of facilities are found including a community shop, village hall and an award winning tea room. There is also a popular bowling club and tennis courts. Outdoor pursuits are in abundance with horse riding, hill walking, mountain biking, with fishing available on the famous River Tweed. Highly regarded schooling is available in the village at primary level, with secondary provided at Peebles or Biggar High School. The market town of Biggar is approximately six miles away where a number of supermarkets, shops, restaurants, hotels and parks can be found. The property is also easily accessible to the surrounding Border towns as well as Edinburgh and Glasgow.

SERVICES

Mains water and electricity. Water connection is located directly on the roadside to the front of the plot.

VIEWINGS

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.