



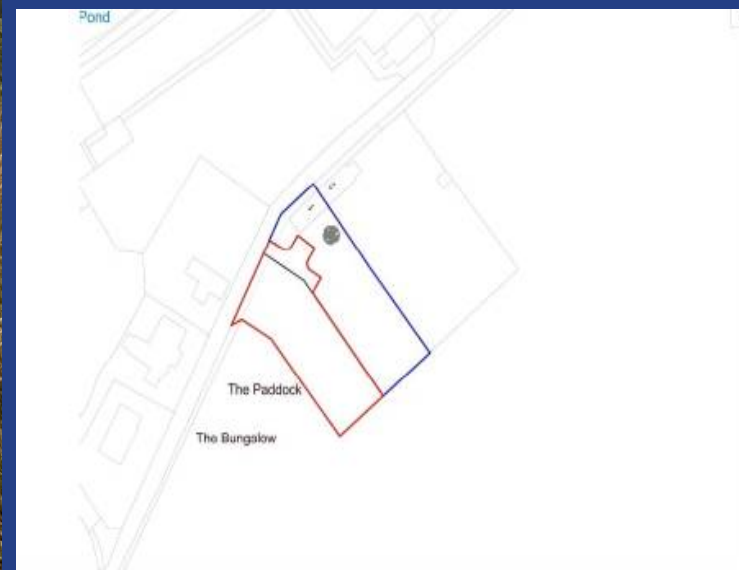
Geo. & Jas. Oliver W.S.

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BUILDING PLOT AT NETHERWELLS, NR JEDBURGH, TD8 6QU
0.21 ACRE PLOT WITH PLANNING PERMISSION IN PRINCIPLE

FIXED PRICE £100,000

LAND AT NETHERWELLS, JEDBURGH, TD8 6QU

FIXED PRICE £100,000



DESCRIPTION:

We are pleased to bring to the market this well placed semi-rural countryside building plot which extends to approximately 0.21 acres in a beautiful part of the Scottish Borders a short drive from the Abbey town of Jedburgh. The plot itself is situated adjacent to five existing dwellings within a cluster of properties situated around 3 miles from the larger town of Jedburgh where day to day amenities can be found. Outline planning permission has been granted by Scottish Borders Council. Please note any drawings are merely indicative of what could be built on the site but a 3-4 bedroom two storey dwelling has been suggested in the planning statement alongside parking for two vehicles and a turning space. The site itself is mostly flat with a gentle slope to the South East Planning Reference 24/00070/PPP

LOCATION:

Netherwells is set in an enviable rural location, not far from local amenities in Jedburgh. The plot is ideally located just a few miles from the A68 giving access to Border towns such as Jedburgh, St Boswells, Melrose and Galashiels all offering a wide array of schooling, shops, cafes, supermarkets, banks and restaurants. This is an ideal location for those interested in golf, with championship golf available at the Schloss Roxburghe and further eighteen-hole courses at Jedburgh and Minto. There are excellent road connections with both Edinburgh and Newcastle commutable within approximately an hour by car making this an ideal opportunity for the commuter looking to buy their dream home and live a more rural life.

PLANNING:

Planning Reference: 24/00070/PPP. Copies can be obtained from this office upon request or viewed on the Scottish Borders Planning Portal 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 and electricity.

VIEWING:

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

IMPORTANT NOTICE:

Interested parties are advised to have their interest noted though 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.

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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.

