

**Peebles**  
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**Offers Over £90,000**

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**Plot of land at Grantshall, Blyth Bridge, West Linton  
EH46 7DH**

### Plot of land at Grantshall, Blyth Bridge, West Linton EH46 7DH

An excellent opportunity to acquire a serviced building plot in the highly desirable rural setting of Blyth Bridge, near West Linton, offering the chance to create a contemporary detached family home in an attractive countryside location. The plot, measuring approximately 0.137 of an acre, is the site of the former Inkbottle Lodge at Grantshall and features mature trees, providing a sense of established character and privacy.

Detailed planning permission has been granted under reference 25/00082/FUL for the erection of a replacement dwelling house, comprising a detached three-bedroom home with private parking for two vehicles. The approved design provides an attractive opportunity for purchasers to build a modern home while enjoying the benefits of a well-established plot within this sought-after Borders location. There is ample space to create an attractive private garden, making the most of the plot's idyllic rural setting.

### Services

- \* Historic electricity connection within the plot (currently not live).
- \* Private water supply with stopcock located within the plot..
- \* Existing pipework is in place connecting the plot to a historic septic tank located out with the plot boundary. The Building Warrant requires the installation of a treatment plant within the plot.

### Planning

Detailed planning permission has been granted for the erection of a replacement dwelling house under planning reference 25/00082/FUL. Interested parties are advised to make their own enquiries with the local planning authority regarding the consent and any conditions attached.

There is no Section 75 Agreement or Section 69 Agreement affecting the property, as the consent relates to a replacement dwelling.

This is a rare opportunity to acquire a ready-to-develop plot in a desirable Borders location, combining rural tranquillity with excellent accessibility and convenient commuting links to Edinburgh.

### Situation

Benefitting from a beautiful rural setting whilst being within easy commuting distance of surrounding Border towns and the City centre. Biggar is only 9.3 miles distant, West Linton 6.7 miles, Peebles 8.8 miles and Edinburgh 26 miles. Primary education is available in nearby Rommano Bridge and West Linton, with secondary schooling available at the highly regarded Peebles High School, or various public schools within the City. There are an abundance of outdoor pursuits on offer in the Scottish Borders which is particularly renowned for its world famous salmon fishing in the River Tweed, and world class mountain biking at Glentress near Peebles. Other popular activities in the area include hillwalking, golfing and horse riding.

### 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.