

# RESIDENTIAL BUILDING PLOTS

Plots 1 & 2, Upper Huntlywood, Earlston, TD4 6BB

An Exciting Opportunity To Acquire One Or Two Plots In A Picturesque Location  
For Sale as a Whole or Two Separate Plots • Offers Over £125,000 per plot

Edwin  
Thompson







### BRIEF RESUME

- South facing position
- Open frontal views
- Accessed off an existing drive
- Tranquil yet readily accessible position
- Total plot area of approximately 0.328 ha (0.81 acres)
- Plot 1 0.141ha (0.35 acres)
- Plot 2 0.186ha (0.46 acres)



### LOCATION

Two residential Building plots, situated at Upper Huntlywood farm just north of the picturesque hamlet of Huntlywood.

Huntlywood is two miles west of the residential village of Gordon and 4.5 miles southeast of Earlston.

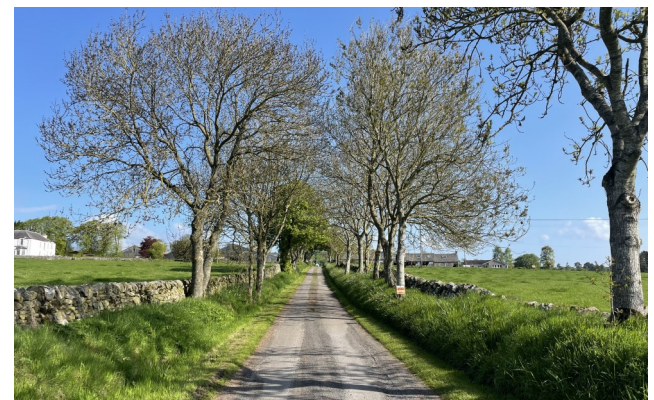
Gordon is within Berwickshire towards the east of the Scottish Borders. The settlement has a population of around 415. Amenities in Gordon are limited to St Michael's Parish church, a nursery, primary school, Bowling Club, Football Pitch, Village Shop, Community Woodland, Play Park, Gordon Arms Public House and Café. Earlston provides secondary schooling and some additional amenities.

Kelso ten miles southwest and Galashiels fourteen miles northwest provide a broader range of shops, services and recreational facilities.

The area benefits from good road links to the main towns in the central Borders with good connectivity to the national roads work via the A68 trunk road and the A7 arterial route. It is a short distance from the southern terminus of the Borders Railway with the nearest station at Tweedbank approximately 13 miles west.

### DESCRIPTION

Two serviced plots situated at Upper Huntlywood a rural yet readily accessible position to the north of Huntlywood. These plots are accessed via a shared drive. They are set-back from the road within an elevated position with views out to the Blackhill and the three peaks of the Eildons beyond.





### PLANNING

The plots benefit from Planning Permission in Principle (Outline Planning Consent), under consent reference 17/01499/PPP and 17/01500/PPP dated 26th May 2022.

Scottish Borders Council have levied Developer Contributions on this development. The purchaser of each plot will be responsible for the cost of the Developer Contributions associated with each plot. Based on the information available, it is understood that the contributions total £7,991 per plot, index linked.

### SERVICES

Within six months of conclusion of missives for the sale of each plot, the seller will:

- \* Provide a single phase electricity connection to the edge of each plot.
- \* Provide a mains water connection to the edge of each plot. Mabbett EHSQ Consultants and Engineers have designed independent drainage system to service the plots.

### DEVELOPER CONTRIBUTIONS

Scottish Borders Council's will be seeking payment of Developer Contributions in relation to this development. This will be payable by the purchaser on receipt of a Completion Certificate for the proposed house.

### ENTRY

On conclusion of legal missives.

### VAT

Unless otherwise stated the prices quoted are



exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. In the normal manner, the purchaser will be liable for Land and Buildings Transaction Tax.

### VIEWING

By appointment with the sole agents:

Edwin Thompson  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

[a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)

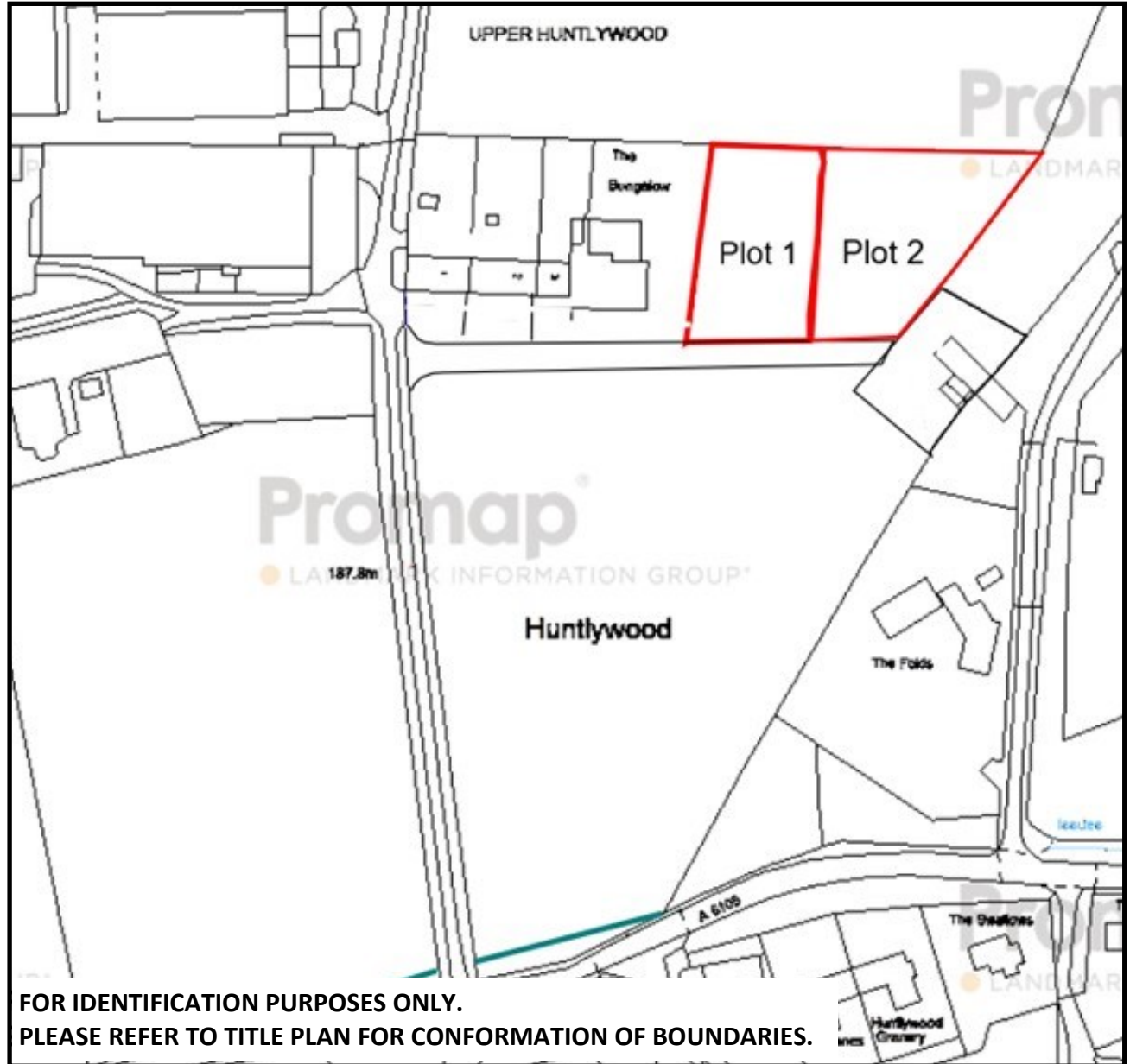
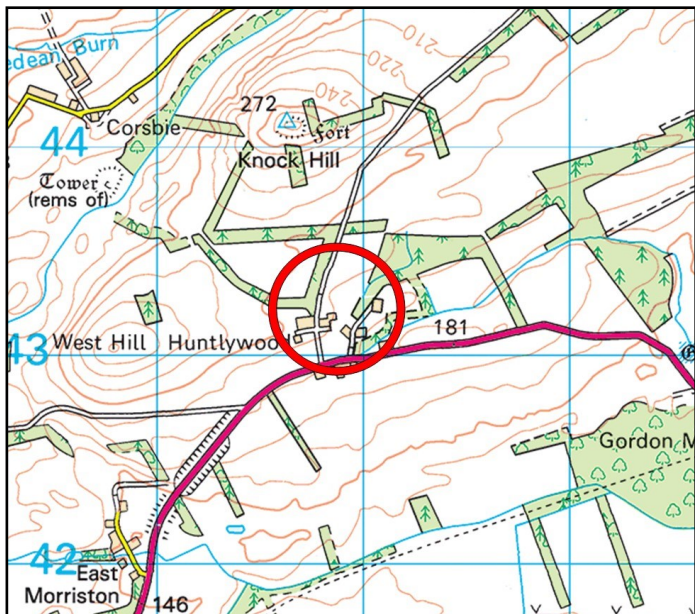
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**FOR IDENTIFICATION PURPOSES ONLY.  
PLEASE REFER TO TITLE PLAN FOR CONFORMATION OF BOUNDARIES.**

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Galashiels Office

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