

For Sale

**Prime Paddock/Amenity Land,
Land Known as The Glebe, Kelso.**

**Edwin
Thompson**



- **1.97 Hectares (4.87 Acres) or Thereabouts of Grade 2 Land**
- **Located Within The Heart of Kelso**
- **Excellent Transport Links**

Offers over £57,500

Ref: GV5a 25-27

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Interest for Sale

The parcel comprises of 4.87 acres or thereabouts of Grade 2 agricultural land, offered as a whole. The field has the potential for agricultural, equine or amenity use with Kelso Abbey and The River Tweed in the immediate vicinity.

Subject to the relevant consents being obtained, it may be possible to erect a field shelter or similar temporary building.

Situation

The property is located in the heart of Kelso within the historic county of Roxburghshire approximately 38 miles southeast of Edinburgh, and about 70 miles north of Newcastle-upon-Tyne. As well as being situated on the historic River Tweed, Kelso also offers a range of historic sites including Floors Castle and hosts numerous events such as The Border Union agricultural show reflecting its vibrant community life.

The Glebe is situated close to Kelso's wide range of amenities that include shops, restaurants and public services with the town being party to excellent transport links to the rest of the Scottish Borders and beyond.

Further Information

An overage agreement is to be included should planning permission be granted on any part of The Glebe, further details of this are available from the Selling Agent.

Location

What3words- ///perfected.scar.swells

Method of Sale

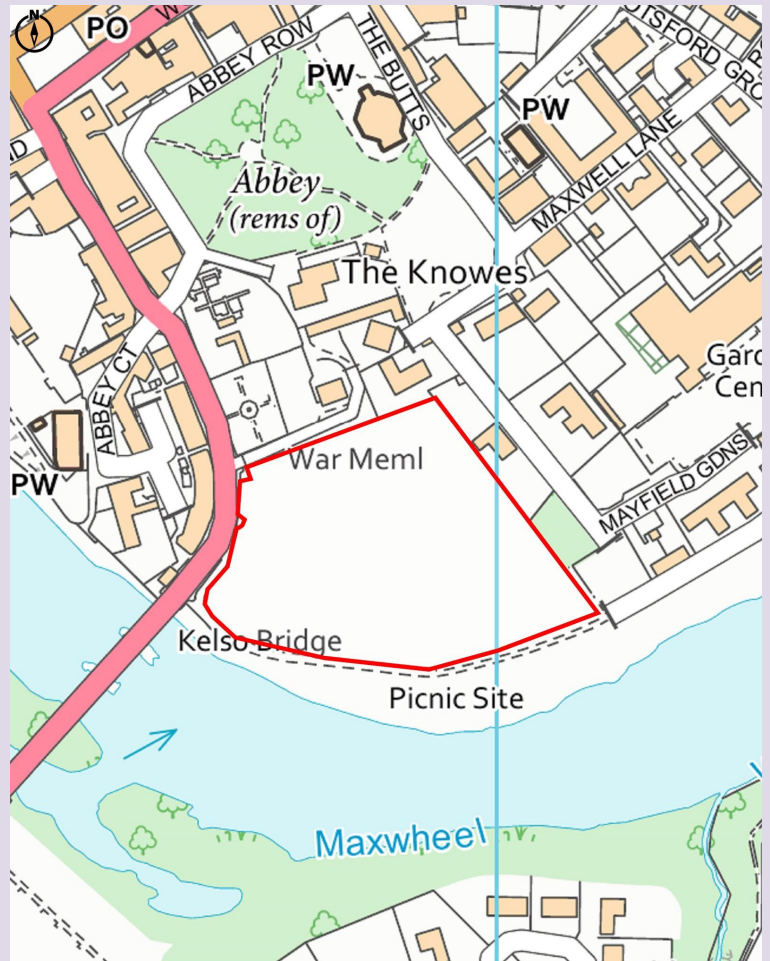
The property is offered for sale with vacant possession and with entry by arrangement between parties. A closing date may be fixed and parties are advised to register their interest with the selling agent.

Offers

Offers are to be made in Scottish Legal Form to the Selling Agent. The seller is not obliged to accept the highest or any Offer.

Viewing

Strictly by appointment with Selling Agents.



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

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Registered office: 28 St John's Street, Kewick, Cumbria, CA12 5AF.

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Landlord.
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