

POTENTIAL DEVELOPMENT SITE

Caddon Haugh, Clovenfords, Galashiels, Selkirkshire, TD1 3LE

A rare opportunity to acquire a site in the central Scottish Borders with Residential Development Potential.
0.815 Ha (2.01 acres). Previous application for six houses reference 15/01064/FUL recommended for approval*
For Sale • Offers Over £165,000

*Deemed Withdrawal May 2018

Edwin
Thompson



FOR ID ENTIFICATION PURPOSES ONLY



BRIEF RESUME

- Approx 0.815 ha (2.01 acre)
- Developable area relatively level
- Access of established development
- Edge of village location
- Mature woodland shelter belt to 3 sides
- Previous 6 house development application recommended for approval

THE SITE

Positioned on the edge of the sought-after village of Clovenfords, this prime potential development site extends to approximately 0.815 hectares (2.01 acres) and offers an exceptional opportunity for residential development in a scenic semi-rural setting. It represents the final phase of the Caddon Haugh development, a well-regarded residential scheme of 18 homes completed in the early 2000s, a proven and desirable location.

Located within the defined development boundary and enjoying an accessible yet peaceful position, this is a unique opportunity for housebuilders, developers, or investors seeking land in an area with strong market demand and appealing lifestyle credentials.

The developable area is relatively flat with a mature tree-lined shelter belt around three sides off the site providing natural screening as a formal buffer to the development boundary and enhancing privacy.

The site has a southerly aspect which may be capitalised on for solar orientation for energy-efficient design.

LOCATION

Clovenfords is a charming and historic Borders village, nestled amid rolling hills and picturesque countryside, just a short distance from Galashiels and approximately an hour's drive from Edinburgh.

Originally established around a key bridging point over the Caddon Water, the village retains its distinctive character and community feel. At its heart is the well-known Clovenfords Hotel, and the village supports a primary school, local shop and Post Office.

Transport links are excellent. Clovenfords benefits from regular bus services to Galashiels, Melrose and Edinburgh, and lies within 10 minutes' drive of Tweedbank railway station, providing direct connections to Edinburgh Waverley.

The area boasts significant natural and ecological appeal, with parts of the Caddon Water designated a Special Area of Conservation. Proximity to green corridors and open landscapes makes it an attractive setting for residential living while requiring thoughtful and sustainable development.

SERVICES

Access: Via existing estate road which was designed to accommodate this later phase of development.

Mains services are presumed to be available within reasonable cost parameters but purchasers will need to make their own enquiries in this regard.

AREAS

The site has been measured from an OS based mapping system based on our assumptions as to boundaries to an approximate area of 0.815 ha (2.01 acre) or thereby.

The site is registered under Title Number SEL894.

BROADBAND COVERAGE

Ofcom states this area has access to Ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps.

DEVELOPMENT PLAN

The site was designated as Site Reference EC2 'Caddonhaugh' in the earlier Local Development Plan and remains inside the development boundary in the most recent LDP2.

Key requirements outlined by the planning authority include:

- Flood Risk Assessment due to proximity to floodplain
- Mitigation for River Tweed Special Area of Conservation
- Vehicular and pedestrian access from Caddon Haugh road
- Retention and protection of existing mature trees
- Ecological and contamination assessments
- Sensitive design to complement existing housing and exploit the site's southerly aspect for energy efficiency

PLANNING HISTORY

Application 15/01064/FUL was submitted in 2015 in relation to proposals for Six detached houses consisting of a mix of single and two-storey units. This was recommended for approval in 2017, subject to legal agreements. It was deemed withdrawn in May 2018

[Planning Portal Link](#)



Proposal Plans: Development of six Houses. Final Phase Caddon Haugh Clovenfords Galashiels

Plot 1



proposed areas

O/A Dwelling = 60.1m²
 O/A Porch = 14.0m²
 O/A Depth = 11.0m
 Lounge/Dining = 14.0m²
 Kitchen = 6.0m²
 Bedroom 1 = 10.0m²
 Bedroom 2 = 10.0m²
 Bathroom = 5.0m²
 Utility = 4.0m²
 Garage = 10.0m²

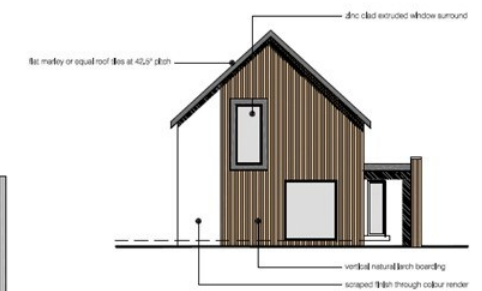


schematic front elevation + floor plan

Plot 2



c front elevation + floor plans





Plot 3



schematic front elevation + floor plans

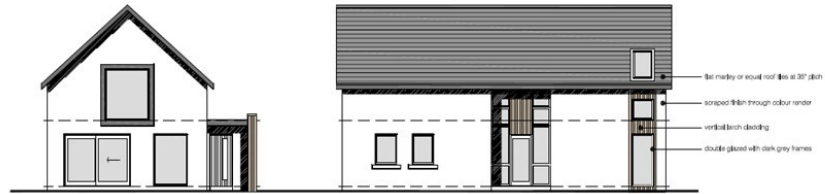
Plot 4



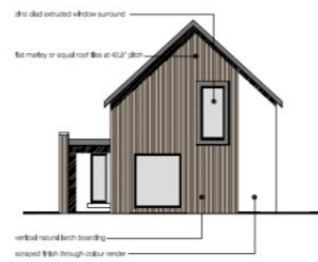
schematic front elevation + floor plan



Plot 5



schematic front elevation + floor plans



Plot 6



schematic front elevation + floor plans





SUMMARY SPECIFICATION

The previously proposed development included high-quality external finishes such as:

- Rendered walls with natural stone and vertical larch cladding
- Grey double-glazed units with zinc-clad extruded surrounds
- Pitched roofs with flat Marley tiles or equivalent
- Traditional-style PVC rainwater goods

There is clear scope for a bespoke, high-quality development that blends harmoniously with the surrounding built environment and natural landscape.

GROUND CONDITIONS

Basic due diligence and pre-development surveys are advised. It is understood that mains services are available nearby, and servicing can be achieved via the established residential infrastructure of the Caddon Haugh estate.

TENURE

The site is held under Absolute Ownership (equivalent to Freehold).

METHOD OF SALE

The property is offered for sale as a whole, with vacant possession, via Private Treaty.

OFFERS

Offers over £165,000 are invited.

All offers should clearly state:

- Purchaser identity and legal representative
- Offer price and funding source
- Any conditions attached to the offer
- Proposed timescale for missives, completion and payment

A closing date may be set. Interested parties are strongly encouraged to formally register their interest with the selling agents.

VALUE ADDED TAX

The property is not currently elected for VAT.

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment with the sole selling agents:

Edwin Thompson LLP
76 Overhaugh Street
Galashiels
TD1 1DP

Tel: 01896 751300

Email: galashiels@edwin-thompson.co.uk

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