

# LAND FOR SALE

Manse Field, Denholm

A generously proportioned plot of land situated to the west of Denholm with full planning permission for two semi-detached houses, tastefully designed to appear as a farmhouse with a converted steading building.

For Sale: Offers Over £140,000 are invited

Edwin  
Thompson







## BRIEF RESUME

- Plot with Full Planning Permission
- Large Plot with Potential
- Attractive Village Setting
- Services Available Nearby
- Scope to re-visit/ amend planning

## LOCATION

Nestled in the heart of the Scottish Borders, Denholm is a picturesque village with convenient access to nearby towns such as Hawick and Jedburgh. With its attractive village green, lined with traditional stone-built homes and independent shops, Denholm exudes a warm and friendly community spirit, making it an ideal place to call home. Surrounded by rolling countryside and scenic walking trails, Denholm is a haven for outdoor enthusiasts, offering endless opportunities for hiking, cycling, and exploring the stunning landscapes.

Denholm benefits from excellent transport links, with easy access to the A7 and A68, making commuting to Edinburgh, Newcastle, and beyond a straightforward journey. Families will appreciate the well-regarded local primary school, while nearby towns offer a range of secondary schooling and amenities. Whether you're looking for a serene retreat or a vibrant village lifestyle, Denholm presents a unique opportunity to enjoy the best of both worlds.

## DESCRIPTION

A parcel of land extending to around 1.38 acres or thereby at Manse Field on the periphery of Denholm village. The plot is set just off the A698 at the west of Denholm. The plot is readily accessible and situated in a scenic part of the Scottish Borders with Denholm being a desirable place for homebuyers.

The proposed development has full planning permission for two dwellings. These are semi-detached two story dwellings located to the southern corner of the site at the lower side of the plot and accessed via a new access off Denholm Mill Road.

The plot is subject to a Section 75 agreement with a sum of £9,316 due upon occupation or sale. The plot is within the Scottish Borders Local Development Plan and also Denholm Conservation Area.

## SERVICES

Mains electricity is available nearby and an agreement is in place with Scottish Power. Mains water is on site. Mains drainage has been agreed with capacity and pipe route confirmed by Scottish Water.

## AREAS

The site has been measured from an OS based mapping system to an approximate area of approximately 1.38 acres (0.56 hectares) or thereby.

## TENURE

Freehold

## WHAT3WORDS///

Fights.begin.clocked

## VIEWING

By appointment with the sole agents:  
Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

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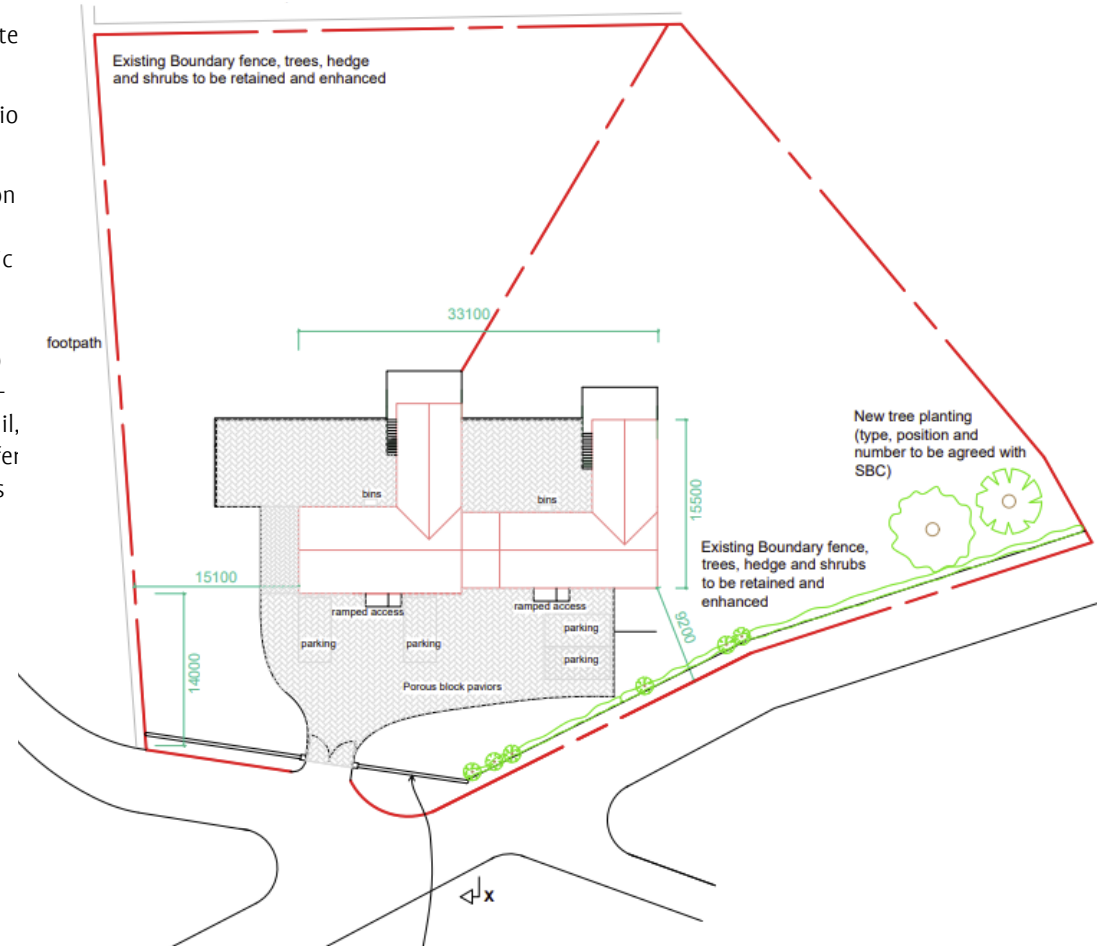
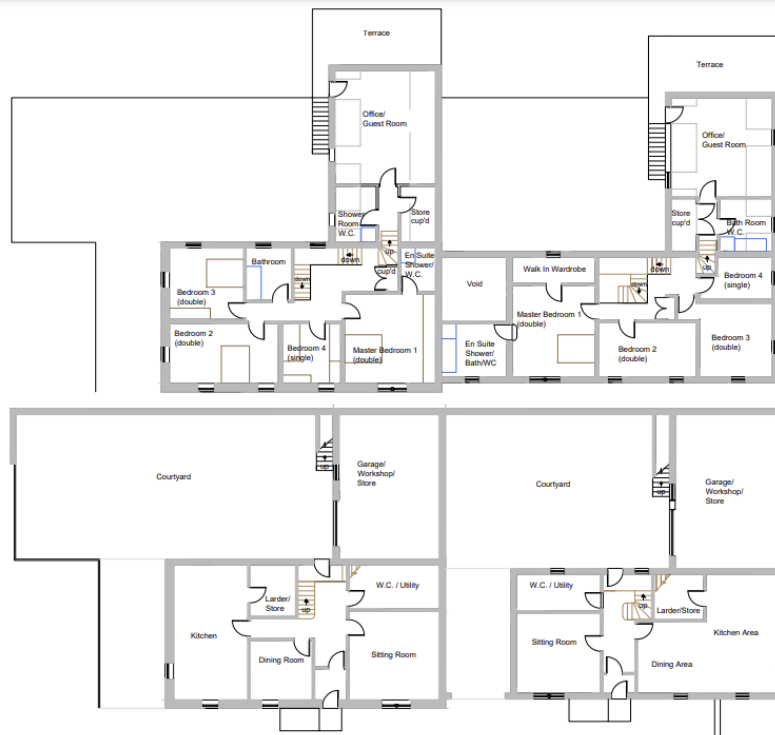
## PLANNING

Planning policy in this area is covered by the Scottish Borders Local Plan 2024 which was formerly adopted by Scottish Borders Council on 22 August 2024.

According to the Scottish Borders Council online Planning Portal the property has full planning permission granted under the reference 16/00012/RREF following a successful appeal.

Situated within the Denholm Development Boundary, this prime plot comes with full Planning Permission for two beautifully designed, semi detached homes. Inspired by traditional architecture, these stunning properties will blend seamlessly with the surrounding landscape while offering a modern take on a classic farmhouse and converted steading.

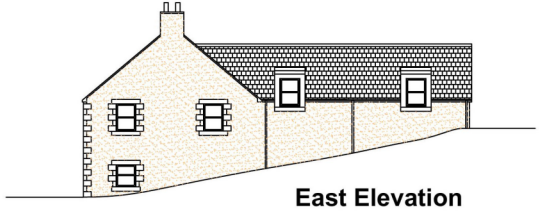
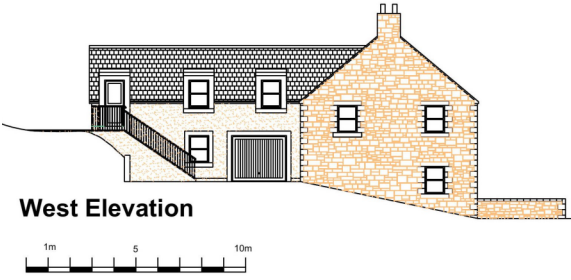
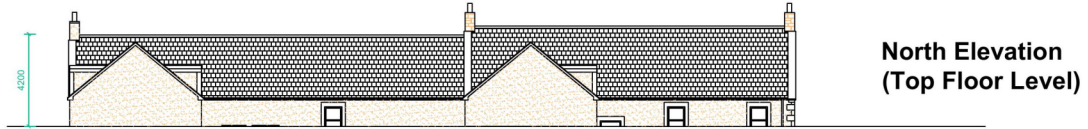
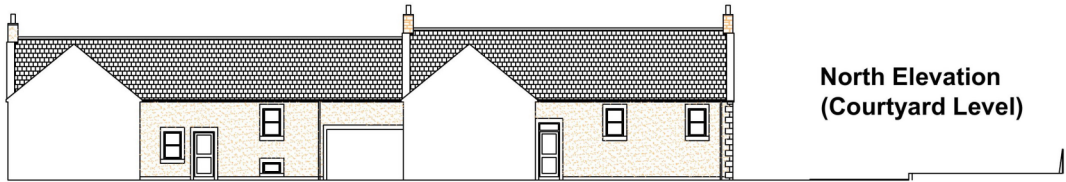
Set on the lower portion of Manse Field, each home boasts an impressive floor area of approximately 330 sqm, providing spacious and stylish living. The upper half of the field will be preserved as open space, ensuring a sense of privacy and connection to the countryside. Designed with meticulous attention to detail, the properties will create a striking yet sensitive transition from rural to village life. This development offers a rare opportunity to build in a sought-after location while respecting the area's heritage. Don't miss this chance to create something truly special in the heart of the Scottish Borders.



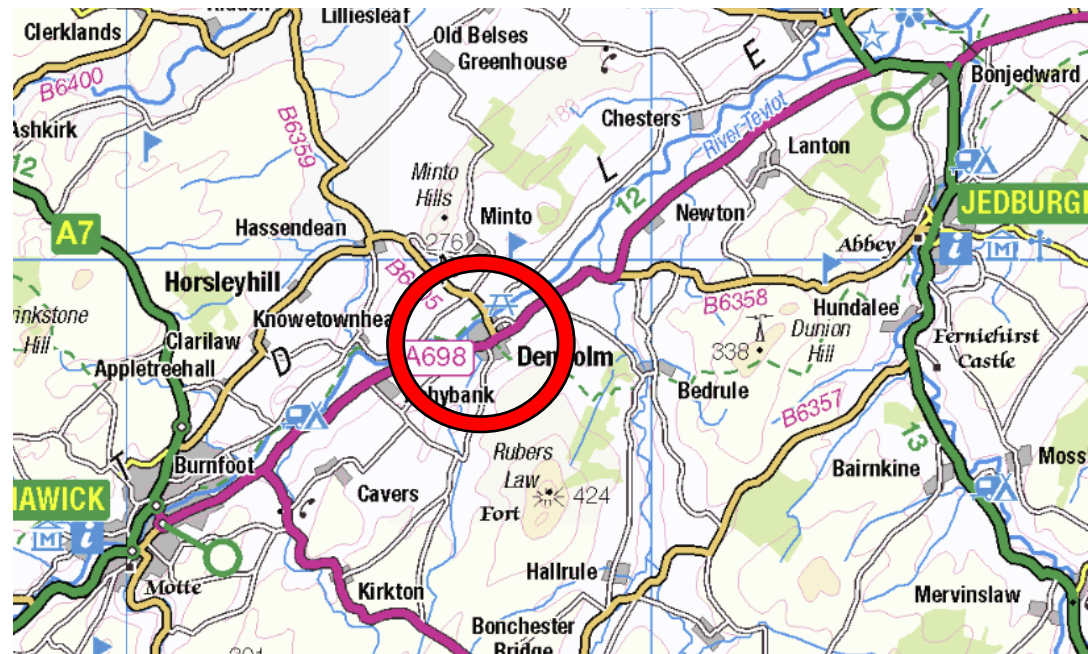
## PLANNING CONTINUED

Prospective buyers may wish to amend the existing planning permission for two semi-detached units to allow for a single dwelling, depending on their preferences and requirements. This could provide greater flexibility in design, enabling a more spacious layout, enhanced privacy, and a larger garden or outdoor area. Any such amendment will require submitting a new planning application or a variation to the existing consent, subject to approval by the local planning authority. Buyers are advised to seek professional guidance to ensure compliance with planning regulations and to assess the feasibility of their proposed changes.















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