

# Building Plot

Guthrie Drive, Hawick, Roxburghshire

A good size plot within a popular area

For Sale: Offers Over £50,000

Edwin  
Thompson





## BRIEF RESUME

A well positioned residential development opportunity surrounded by woodland to the north and west. This is an elevated, south facing site with good access off Guthrie Drive.

Site Area: 0.75 acres (0.305 ha)

Planning Consent: 14/00286/PPP. Sept 2015

## LOCATION

Nestled in the picturesque Scottish Borders, Hawick offers a charming and tranquil living experience. This historic town is known for its rich textile heritage, boasting a thriving cashmere and knitwear industry. Residents of Hawick enjoy a close-knit community atmosphere, with various amenities to enhance their daily lives.

The town centre features a blend of traditional shops, cafes, and pubs, creating a welcoming environment. For outdoor enthusiasts, the stunning surrounding countryside provides ample opportunities for scenic walks and hikes along the River Teviot. The Hawick Museum showcases the town's fascinating history, while the Heart of Hawick complex offers cultural experiences with a

theatre, cinema, and a contemporary art gallery. Additionally, annual events such as the Common Riding celebration bring the community together, fostering a strong sense of local pride. Living in Hawick provides a unique blend of historical charm, cultural vibrancy, and natural beauty for residents to enjoy.

## PLANNING

Planning consent ref. 14/00286/PPP was approved subject to conditions in September 2015 for residential development.

## DEVELOPER CONTRIBUTIONS

The Planning Authority are seeking Affordable Housing Contributions originally set at £3,875 (index linked) for developments of more than one house (the first house will be exempt) in this part of the Scottish Borders. A Section 75 Planning Agreement has been entered into on this basis.

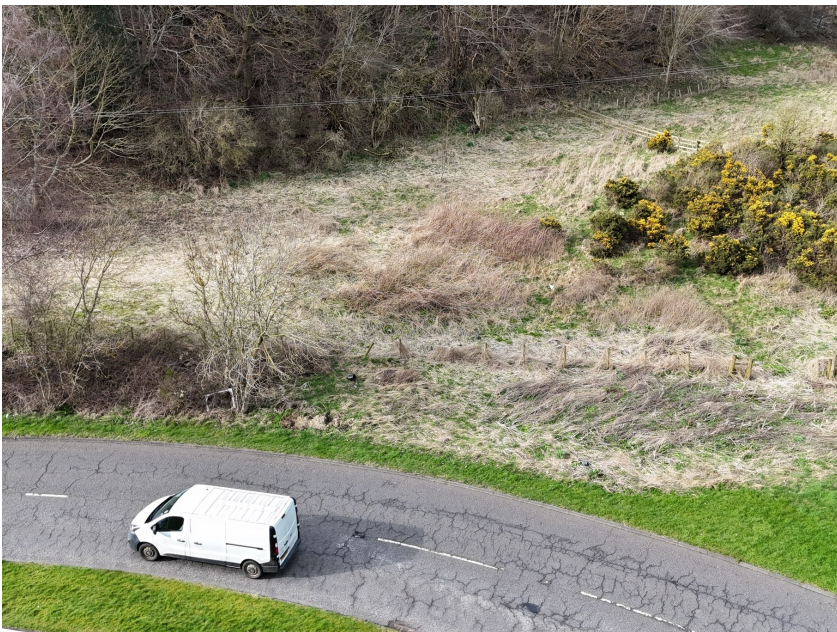
## AREAS

The site extends to an area of approximately 0.305 ha (0.75 acre).

## SERVICES

Mains services are understood to be available on Guthrie Drive.





### WHAT3WORDS///

Smirking.splendid.mocking

### TENURE

Presumed Absolute Ownership following the abolition of Feudal Tenure (Scotland) Act 2000. This should be confirmed by your Solicitor.

### VALUE ADDED TAX

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

### VIEWING

By appointment with the sole agents.  
Edwin Thompson Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

### IMPORTANT NOTICE

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5. These particulars were prepared in March 2023

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Guthrie Drive, Hawick, Roxburghshire

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