

RESIDENTIAL BUILDING PLOT

Plot North East of Buxton House, Selkirk, TD7 4PU

An Exciting Opportunity To Acquire A Plot In A Picturesque Location
For Sale as a Whole

- Offers Over £135,000

Edwin
Thompson





KEY FEATURES

- Prime Building Plot
- Planning Permission 23/00439/AMC
- 3 Bedroom Accessible Bungalow
- Scenic Views
- Plot size 0.25ha (0.63 acres)

OFFERS OVER £135,000



LOCATION

The plot is situated approximately one mile east of Selkirk's town centre, in a quiet, scenic street with no through road, bordering Selkirk Hill. This rural setting offers tranquillity and picturesque views while being just a 5-minute drive from Selkirk town centre, providing the perfect balance of rural charm and convenience.

Located at the end of the road, the plot benefits from minimal through traffic, ensuring a peaceful environment. The only traffic will be the land owner and neighbour accessing their land behind the plot using the shared driveway to the stable block and fields.

Selkirk, located in the heart of the Scottish Borders, offers a wealth of amenities including shops, restaurants, and leisure facilities. The town boasts excellent leisure facilities such as a nine-hole golf course, tennis courts, a swimming pool, a fitness centre, and various sports clubs for rugby, football, and cricket. The thriving local community also benefits from several hotels, pubs, the highly renowned Three Hills Coffee shop, butchers, bakers, and a monthly farmers market. Nearby Galashiels, just 8 miles away, offers a wider range of amenities.

The Scottish Borders region is known for its stunning landscapes, rich history, and vibrant local culture. Tourist attractions in the area include Bowhill House and Country Park, Abbotsford, Halliwell's House, Haining House, and St. Mary's Loch. Outdoor enthusiasts can enjoy activities such as fishing on the River

Tweed, hill walking, horse riding, mountain biking in Tweed Valley, and a variety of field sports.

The plot is well-connected with easy access to the A7, leading north to Galashiels and Edinburgh, or south to Hawick and Carlisle. It is also close to the A699 road from Selkirk to St. Boswells, connecting to the A68 to Jedburgh, providing good vehicular access across the Scottish Borders. Tweedbank Railway Terminus, just 7.5 miles away, offers a convenient 55-minute journey to central Edinburgh.







DESCRIPTION

A superb opportunity to acquire a building plot on the outskirts of Selkirk. Extending to around 0.63 acres, this plot benefits from Planning Permission for a three-bedroom bungalow. The plot boasts stunning views of the surrounding hills and landscapes, making it a perfect backdrop for any garden. The plot also features a burn running through it, adding to its natural charm. With the planning application resubmitted in March 2023 (ref: 23/00439/AMC), the plot is ready for your new build home.

DETAILS

Nestled within the tranquil landscapes of the Scottish Borders, this expansive plot spans just over 0.63 acres, offering a canvas upon which to craft your dream home. Embraced by the natural beauty of the surrounding hills and woodlands, the plot presents an idyllic setting for a bespoke residence. Planning permission has been secured for an L-shaped three-bedroom bungalow, meticulously designed to harmonize with the environment while ensuring modern comfort and accessibility. The proposed bungalow epitomizes contemporary rural living, featuring an open-plan layout that seamlessly integrates indoor and outdoor spaces. Bi-folding doors beckon sunlight into the living area, while offering panoramic views of the lush countryside. A master bedroom retreat awaits, complete with an ensuite bathroom, providing a sanctuary of relaxation and tranquillity.



Beyond the architectural plans lies a wealth of opportunities to create a truly personalized haven. The gentle babble of the burn meandering through the plot adds a serene ambiance, while the enchanting woodlands adjacent to the property promise exploration and adventure. Imagine strolling through verdant pathways, listening to the rustle of leaves and the songs of woodland birds. The expansive grounds provide ample space for landscaped gardens, where vibrant blooms and verdant foliage thrive in pond, or simply basking in the serenity of your harmony with nature. Whether you envision cultivating a vegetable patch, installing a tranquil pond, or simply basking in the serenity of your surroundings, the possibilities are boundless. In addition to its natural allure, the plot offers practical conveniences for modern living. Close proximity to Selkirk town centre ensures easy access to amenities, while the nearby road networks facilitate seamless connectivity to neighbouring towns and cities. With infrastructure such as water and electricity mains in close proximity, and private drainage provisions in place, the groundwork is laid for the realization of your vision. This is more than just a plot of land; it's an invitation to embark on a journey of creation and discovery, where every detail is tailored to reflect your unique lifestyle and aspirations.





PLANNING

The previous planning consent reference was 12/01191/PPP, valid until March 2023, with a resubmitted application 23/00439/AMC approved for a single storey dwelling house. The most recent application submitted in March 2023 is for the erection of an L-shaped accessible bungalow.

AREA

The plot size is 0.63 acres (0.25 hectares), offering ample space for a unique single-storey dwelling.

SERVICES

Water and electricity mains supply is nearby, and the plot will require private drainage to a septic tank.

DEVELOPER CONTRIBUTIONS

Scottish Borders Council's will be seeking payment of Developer Contributions in relation to this development. A developer's contribution of £1957 is required under the Section 75 Agreement for affordable housing.

ENTRY

On conclusion of legal missives.

WHAT3WORDS

jams.affair.gambles



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

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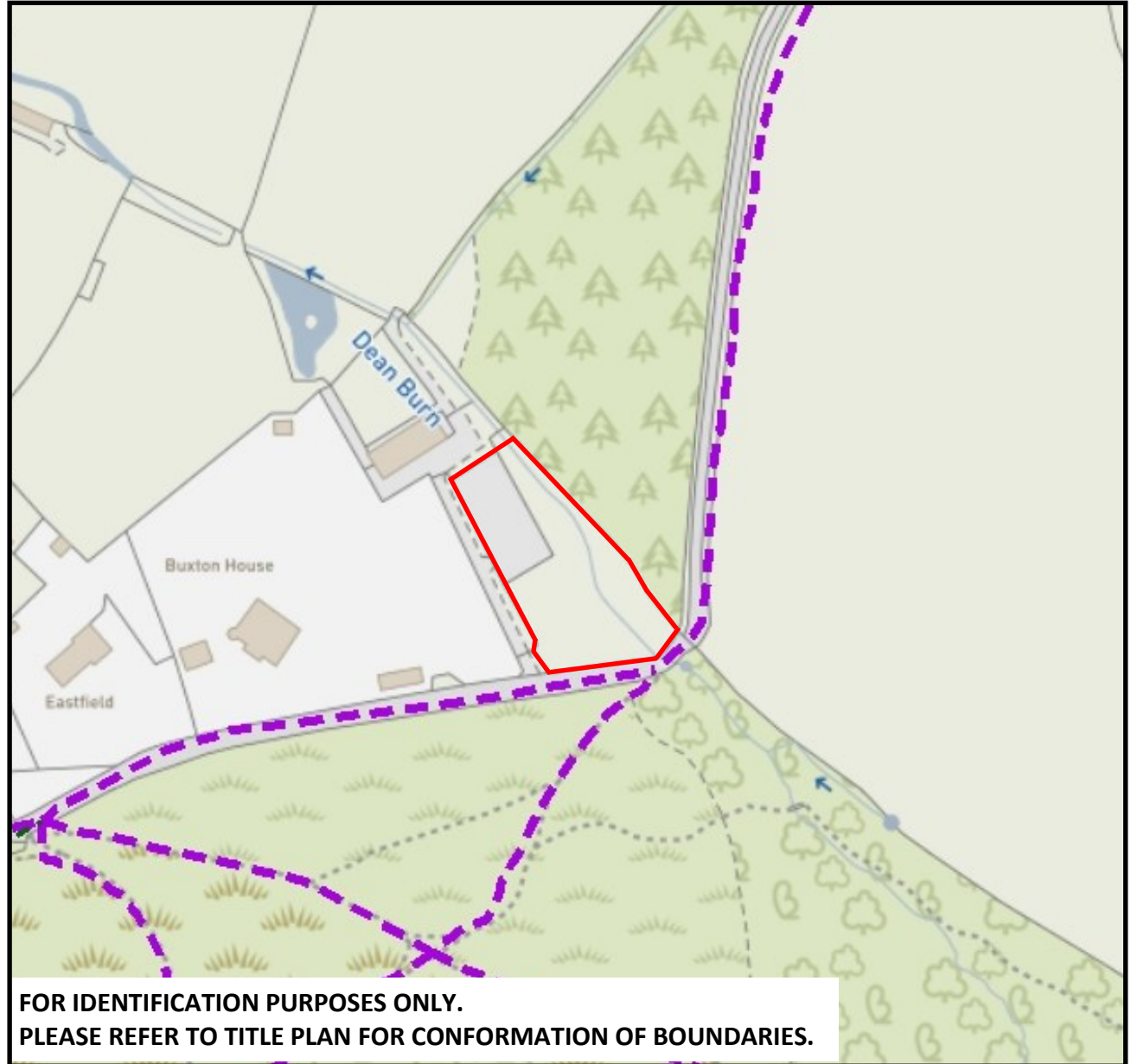
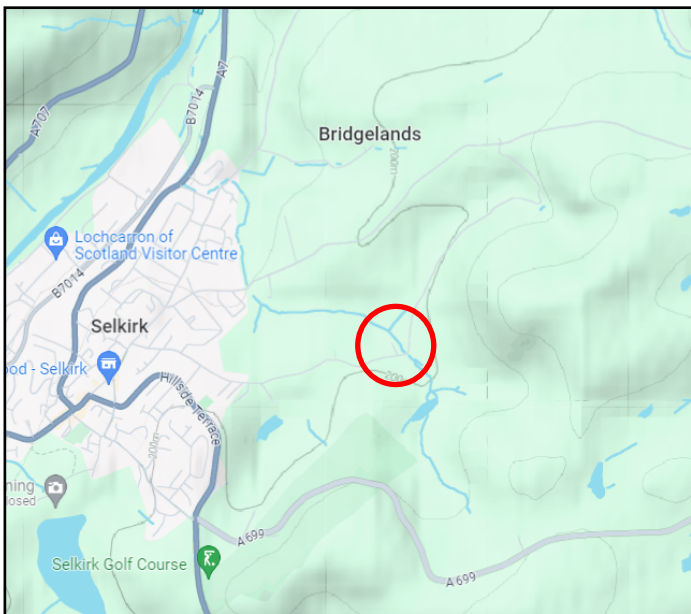
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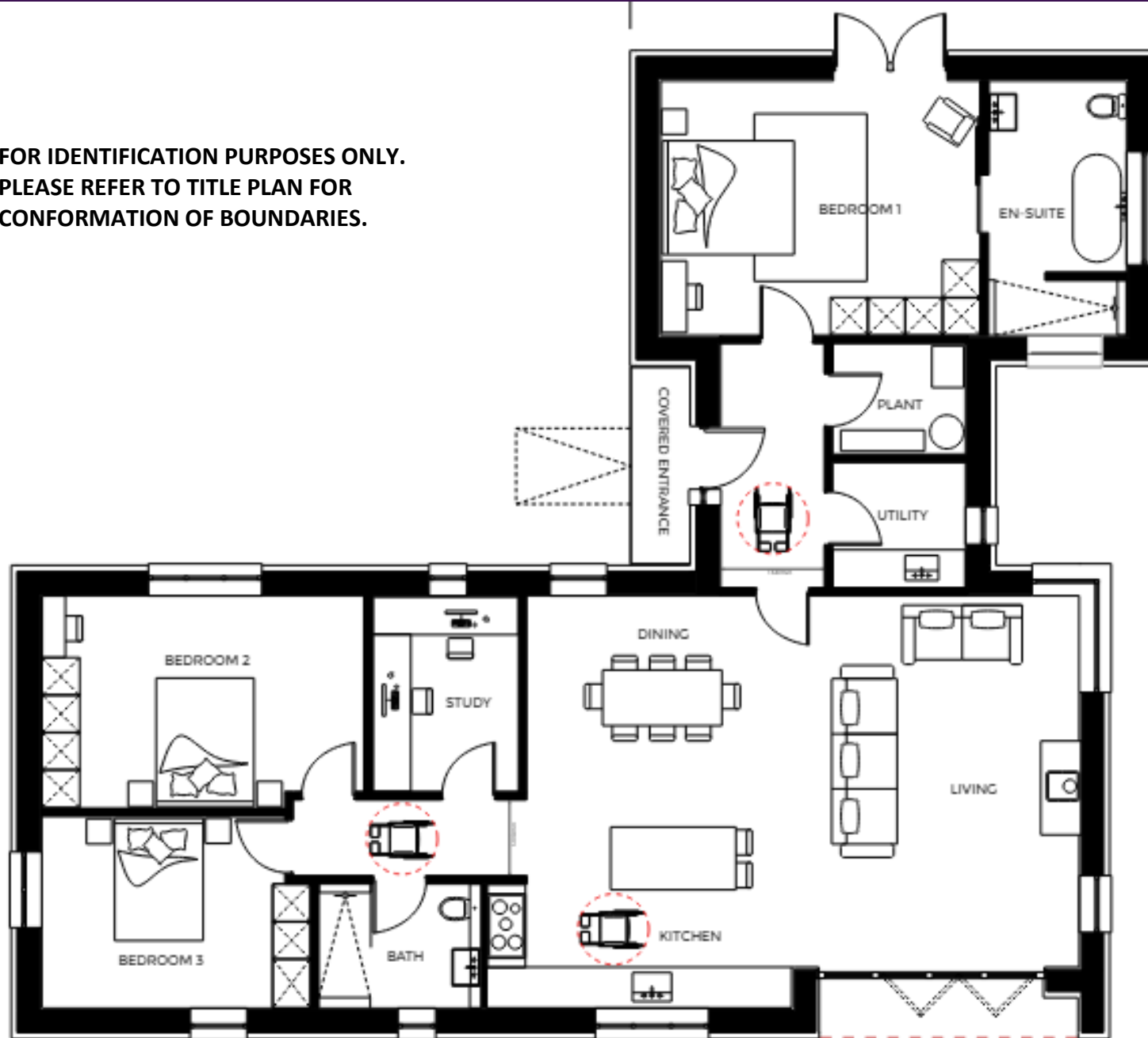




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