

# POTENTIAL RESIDENTIAL DEVELOPMENT SITE

Former Market Garden—Eccles Village, Kelso, Roxburghshire, TD5 7QS

A rare opportunity to acquire a site in the central Scottish Borders with Residential Development Potential.

0.812 ha (2.01 acres).

For Sale • Offers Over £225,000

Edwin  
Thompson







## BRIEF RESUME

- Approx 0.815 ha (2.01 acre)
- Developable area relatively level
- Accessed directly off B646
- Potential for Residential Development

## THE SITE

The site is readily accessible with Main Street (B6461) running along the north boundary and C97 (Eccles to Birgham Road) to the east boundary. Access is directly off the B646. The purchaser will be responsible for the construction of access to serve the development.

## PLANNING

The land lies within the Eccles Village Development Boundary as identified in the Scottish Borders Local Development Plan 2 (adopted August 2024). Subject to satisfactory design, layout and compliance with all statutory planning requirements, it is anticipated that residential development will be supported.

There are no known planning applications currently in progress on the site. Prospective purchasers should make their own enquiries with Scottish Borders Council Planning Department.



## LOCATION

There are a number of similar developments in the village including Stable Park and Kirkfield.

The site is situated to the south of the B6461 public road, within the centre of Eccles Village, approximately five miles east of Kelso in the Scottish Borders.

Eccles is a small, attractive village within the parish of Kelso, with historic roots understood to date back to the sixth century. The name “Eccles” derives from the Brittonic word eglwys, meaning church.

Kelso is a popular and affluent market town offering a broad range of amenities including independent retailers, supermarkets, restaurants, schools, and professional services. It has a population of approximately 6,900 as per the 2021 Mid-Year Population Estimate, an 11.47% increase from the 2001 Census (6,190). The ten-mile catchment is approximately 27,858, with a median household income of £30,828 (Source: Costar).

Eccles lies around 45 miles south of Edinburgh and benefits from good road links via the A697 north to Edinburgh and south to Newcastle. Berwick-upon-Tweed (approx. 20 miles east) provides access to the East Coast Main Line rail network. Regular bus services link Eccles and Kelso with surrounding towns including Duns and Berwick.

## SERVICES

It is understood that mains electricity, water and foul drainage are available in the village. The purchaser will be responsible for confirming availability and capacity, and for the installation of all required servicing infrastructure.

## 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.





### ENERGY PERFORMANCE

As this is undeveloped land, an EPC is not applicable at this stage. Should any existing buildings be retained or new units developed, the developer will be responsible for securing relevant EPC documentation in line with statutory requirements.

### DEVELOPER CONTRIBUTIONS

Where applicable the purchaser will be responsible for any Developer Contributions levied by Scottish Borders Council in relation to their developer proposals.

### 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.

### VALUE ADDED TAX

The property is not currently elected for VAT.

### OFFERS

Offers over £225,000 are invited.

All offers should clearly state:

Purchaser identity and legal representative

Offer price and funding source

Any conditions attached to the offer

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

### 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: [g.paxton@edwin-thompson.co.uk](mailto:g.paxton@edwin-thompson.co.uk)



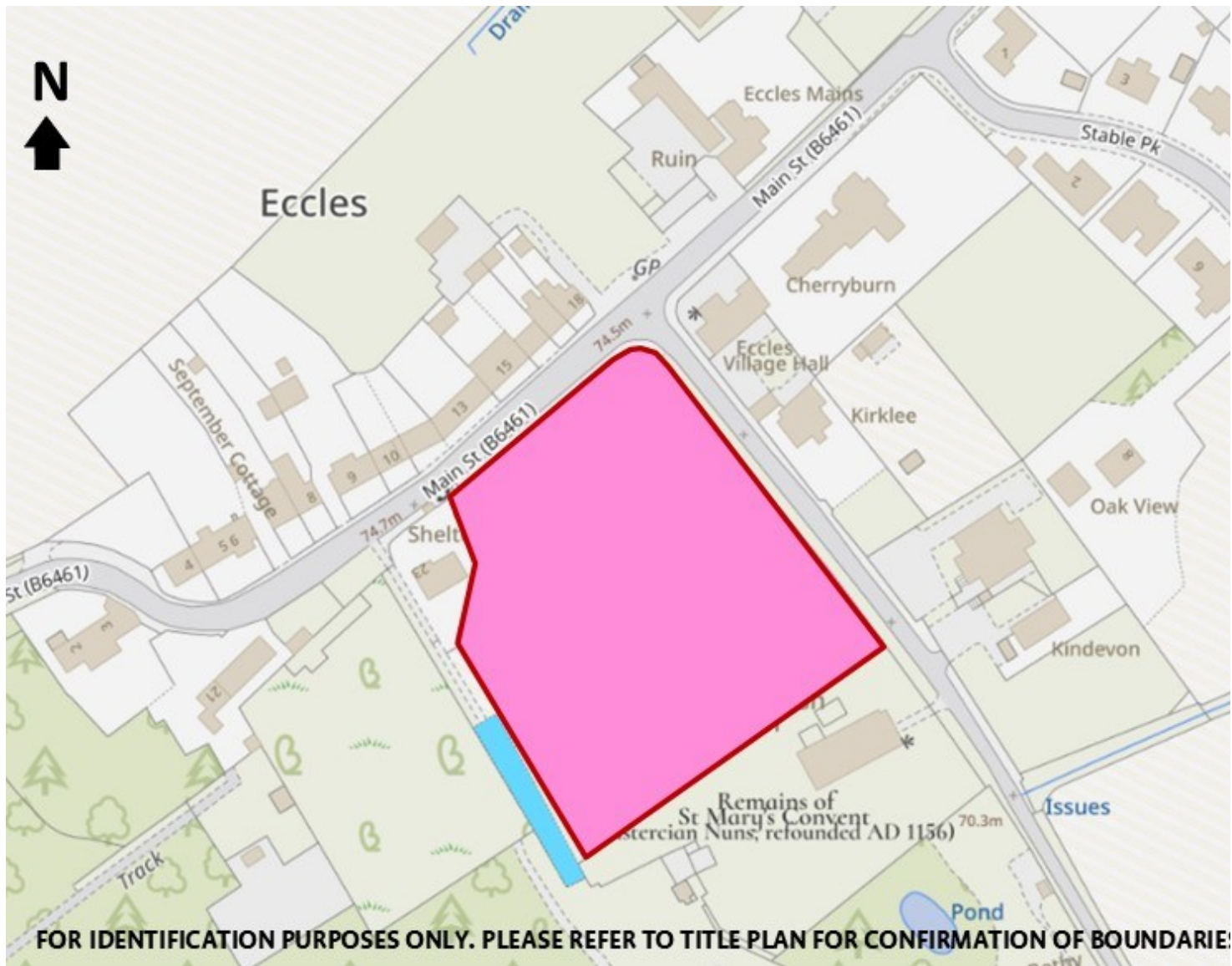
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