

LANCASTER HOUSE

Newtown St Boswells, TD6 0SA

A Fantastic Re-Development Opportunity of a Former Victorian School House
For Sale As A Whole • Offers Over £125,000 are invited

Edwin
Thompson





BRIEF RESUME

Lancaster House comprises a former Victorian School House in an east facing position and dating back to the late 1800s.

- Fantastic re-development opportunity
- Great property in a central location
- Secluded front garden
- The right to use 2 parking spaces.

LOCATION

The property is situated on the main thoroughfare (B6398) north of the Scottish Borders Council Headquarters just off Newtown St. Boswells village.

Newtown St Boswells is situated in a central location with good links to the national roads network, Edinburgh, Newcastle and the main towns within the central borders. Newtown St Boswells is an important administrative, agriculture centre, home to the headquarters of Scottish Borders Council and Harrison Hetherington Mart, the areas main livestock auction mart. The village has been earmarked for significant expansion in the proposed Scottish Borders Local Development Plan and is located just 6

miles from the railway station at Tweedbank, the southern terminus of the newly reinstated borders rail link between the central borders and Edinburgh Waverley.

DESCRIPTION

The main building is of traditional construction with typical local red sandstone elevations and a pitched slate roof clad in slate. There is a protrusion to the south which would appear original and providing a kitchen, toilet and storage. There is a more recent brick-built extension to the west with rendered elevations. This houses a stairwell to the upper level and emergency exit to the rear. Windows predominantly comprise single glazed sash and case units. Rainwater goods comprise cast iron units.

Garden grounds are enclosed with the main garden area to the front laid to lawn with mature trees and shrub borders. There is a hardstanding area to the rear laid to patio.

It should also be noted that the council will include the right to park two vehicles out with the subjects of sale.

AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Total	171.75	1,838.70

E & oe Measurements taken using a laser measurement device.







ENERGY PERFORMANCE CERTIFICATE

G119

SERVICES

Water, electricity and waste services are believed to be connected to the property servicing the previous bungalow which has now been demolished. It is the responsibility of the purchaser to arrange any further modification/connection as required.

TENURE

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

WHAT3WORDS///

insurance.equity.apples

VALUE ADDED TAX

Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

PLANNING

Planning approval has been granted for Alterations and Change of Use to form dwelling house from office under planning ref: 24/00871/FUL

<https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?keyVal=SHoFBENTIOCOO&activeTab=summary>

SECTION 75 AGREEMENT

Under the current planning application, the developer will be liable to cover the costs of Developer Contributions which are £17,005 (for financial year 2025/2026)

OFFERS

ASSESSMENT OF BIDS: In evaluating bids, the Council will be required to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.





VIEWING

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

E-mail: g.paxton@edwin-thompson.co.uk

IMPORTANT NOTICE

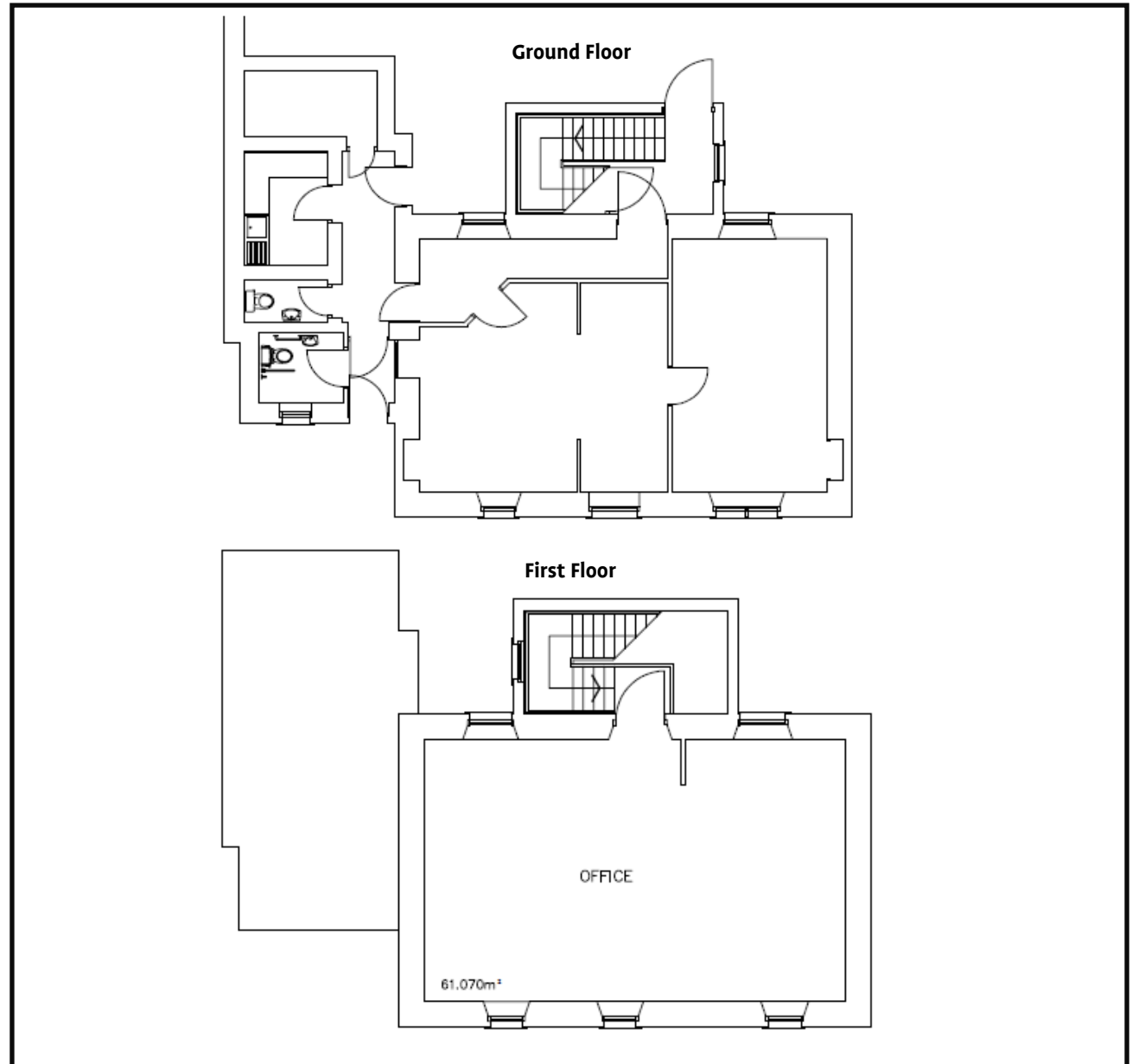
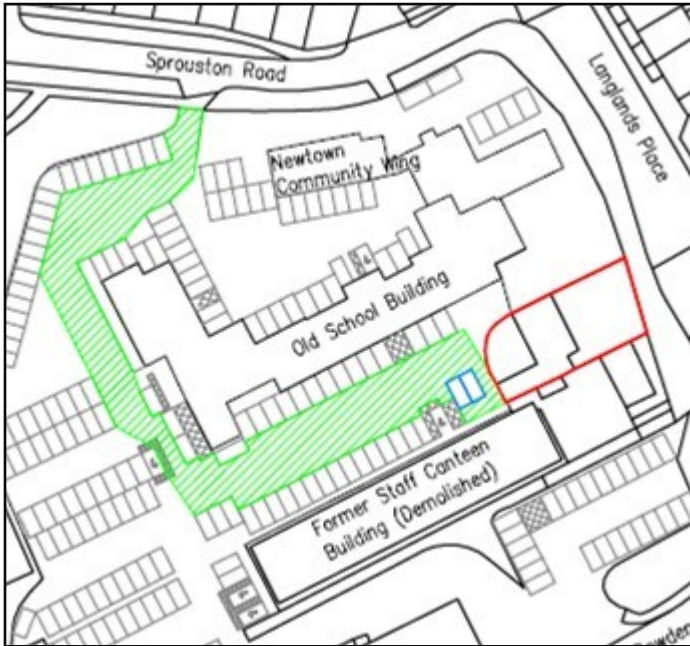
Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in March 2023

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF





LANCASTER HOUSE

Newtown St Boswells, Roxburghshire, TD6 0SA

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk