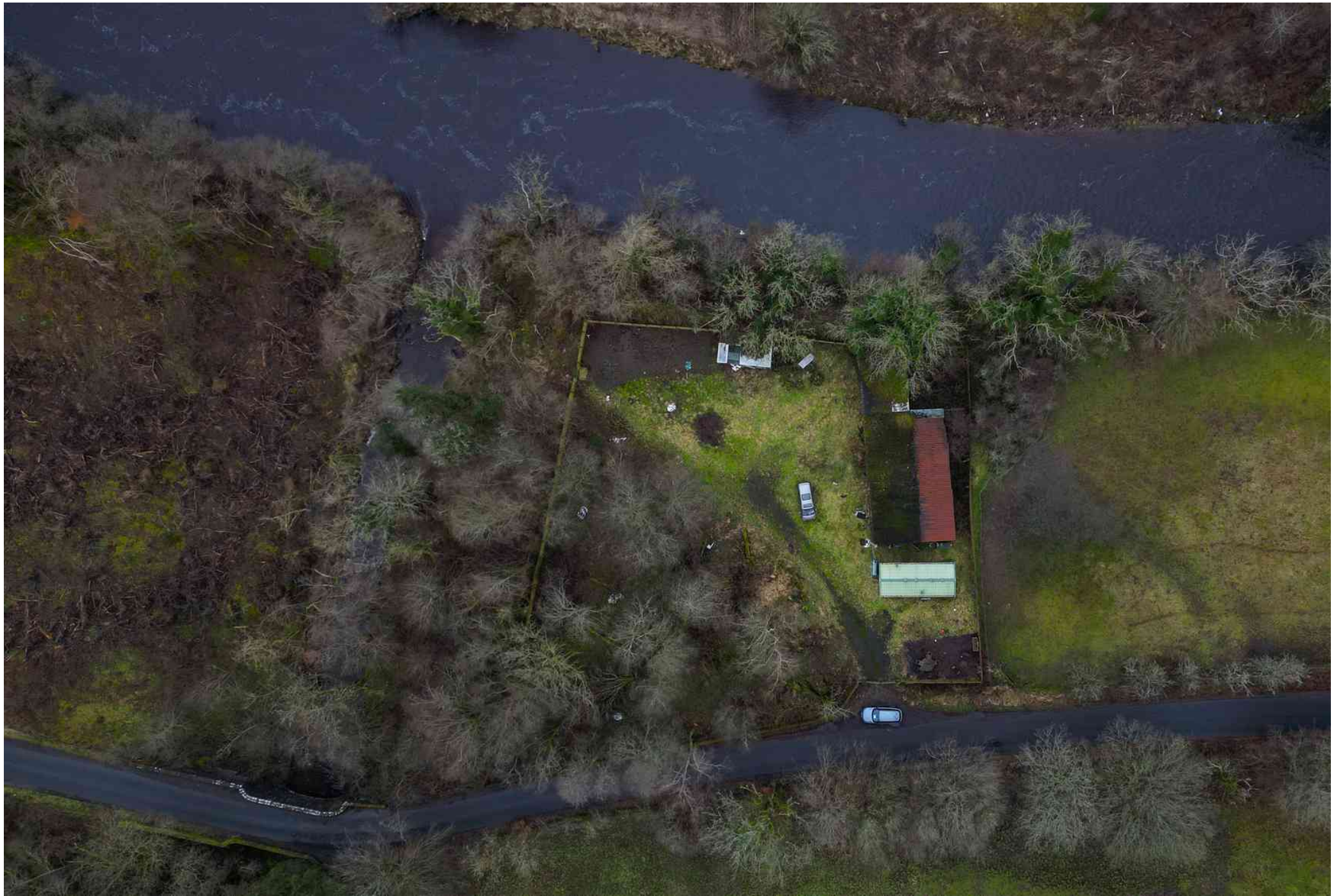


PFK

Saw Mill Field, The Greens, Newcastleton TD9 0TA
Guide Price £40,000





LOCATION

Welcome to Newcastleton or Copshaw Holm as it is known locally, a small rural village nestling within the beautiful valley of Liddesdale. The village is a haven of rural tranquility amidst the rolling magnificence of the Scottish Border countryside. If it is escape you crave, the breath-taking wilderness of the countryside is literally on your doorstep. Family and place names evoke the wild history and ballad lore in which the place is steeped, 500 hundred years ago the hills would be ringing with the sound of clashing steel and fighting Reivers. Today you will find a close knit community, with a health centre, primary school and range of local shops including butchers, bakery, tea rooms and hairdressers and plenty of community groups and activities to join.

PROPERTY DESCRIPTION

Located approximately one mile from the centre of Newcastleton, is this 0.63 acre site in an elevated position adjacent to Liddle Water. Previously with full planning permission granted to build a detached residential dwelling and two dog boarding kennels offering a business / lifestyle opportunity.

Around a 4 minute cycle / 15 minute walk from the amenities of the village, you will discover this interesting opportunity to purchase a secluded plot offering peace and tranquility, and scope to resubmit plans for your own dream planning proposal.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

The Minerals are Excepted

The conditions under which the minerals are held are set out in the Disposition in Entry 1 of the Burdens Section.

Burden 1

Disposition by Buccleuch Estates Limited (hereinafter referred to as "the Granter" to John Benn and his executors and assignees (hereinafter referred to as "the Grantee) registered 8 Apr. 2004, of the subjects in this Title (hereinafter referred to as "the Subjects), contains the following burdens;

EXCEPTING and RESERVING always

(First)

To The Coal Authority the whole coal, mines of coal and other minerals in or under the Subjects and interests therein now vested in the said in the said Authority;

(Second)

To the Granter the whole metals, minerals and substances capable of being worked commercially in and under the Subjects other than those vested in the said Authority as aforesaid with full power to the Granter and any persons to whom they may communicate the right to work, win and carry away the same but without entering on the surface of the Subjects, the Granter or such other persons being bound to pay the Grantee for all damage to the surface of the Subjects and the buildings and erections thereon that may be occasioned by any such workings as such damage shall, failing agreement, be determined by an arbiter to be mutually chosen or failing agreement to be appointed by the President for the time being of the Scottish Branch of the Royal Institution of Chartered Surveyors (hereinafter referred to as "the Reserved Minerals");

(Third)

To the Granter and their successors in ownership of the lands adjoining the Subjects the whole shooting and sporting rights applicable to the Subjects although they undertake not to actively exercise such rights; and

(Fourth)

To the Granter and any third party the right to continue the use of any existing arrangements for access, support, drainage, water, electricity, gas, telephone and media supplies and the like whether formally constituted or not; BUT ALWAYS WITH AND UNDER the following burdens, conditions and others the Grantee shall be bound to enclose the Subjects if required by the Granter with suitable fences; and to maintain the same in a stockproof condition in all time coming at their own expense including the whole cost of replacing the said fences; declaring that where the Subjects are bounded by other subjects not belonging to the Granter the boundaries are as possessed by them.

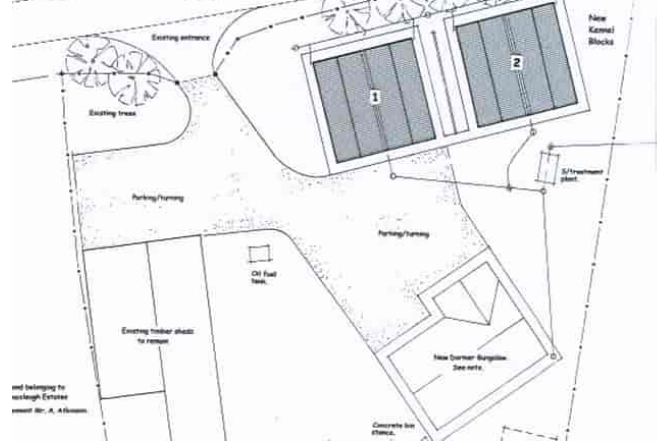
SALE DETAILS

The site is not serviced.

The tenure is freehold.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The plot can be located with the postcode TD9 0TA, if you are heading north on the B6357, just after you pass the 20mph speed limit signage, take the next right hand turn, which is the bridge over the river, Liddel Water, follow the road round as it bears right and the plot can be found on your right hand side and identified by a PFK For Sale board. Alternatively by using What3Words: [///desktops.dozen.solving](#)



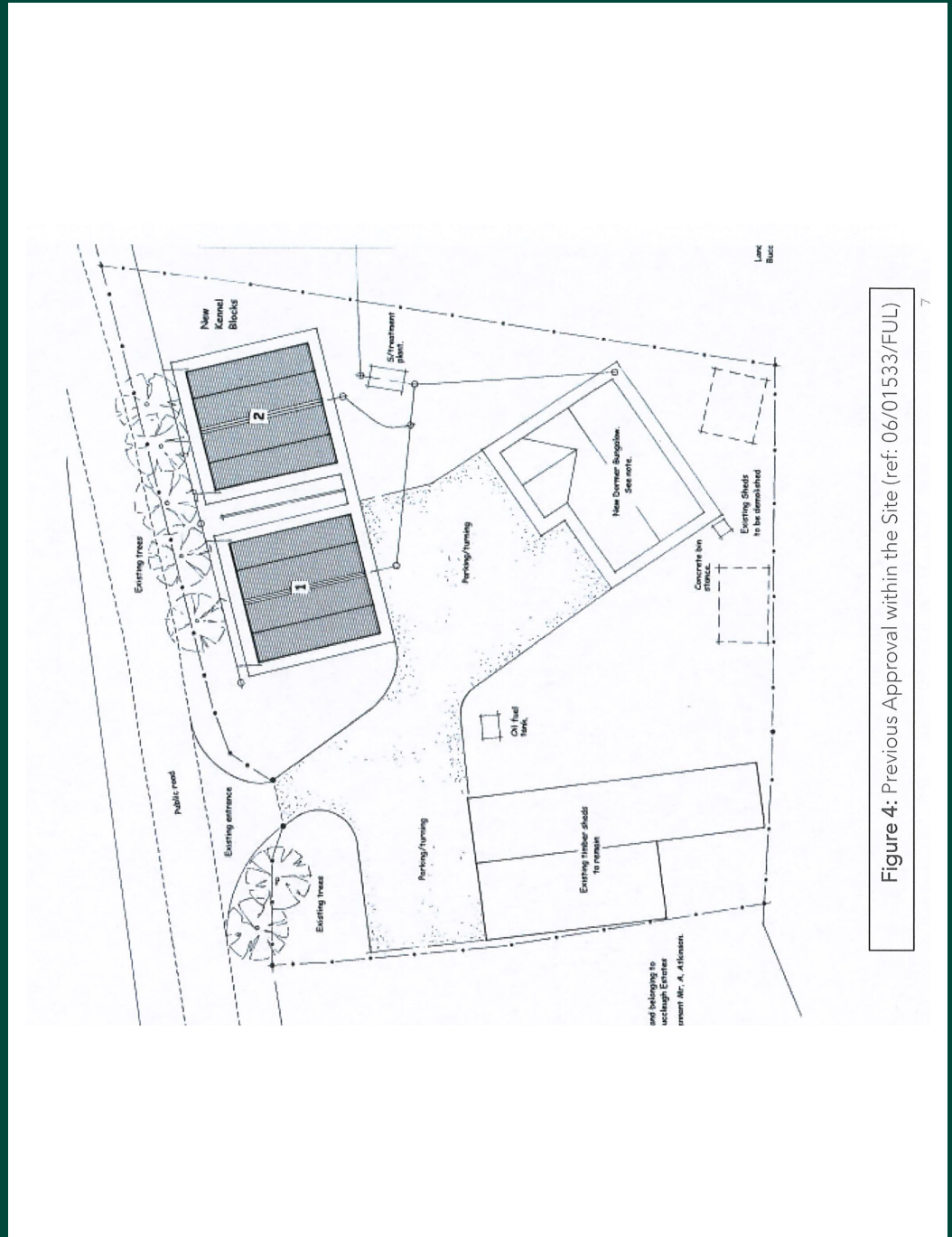
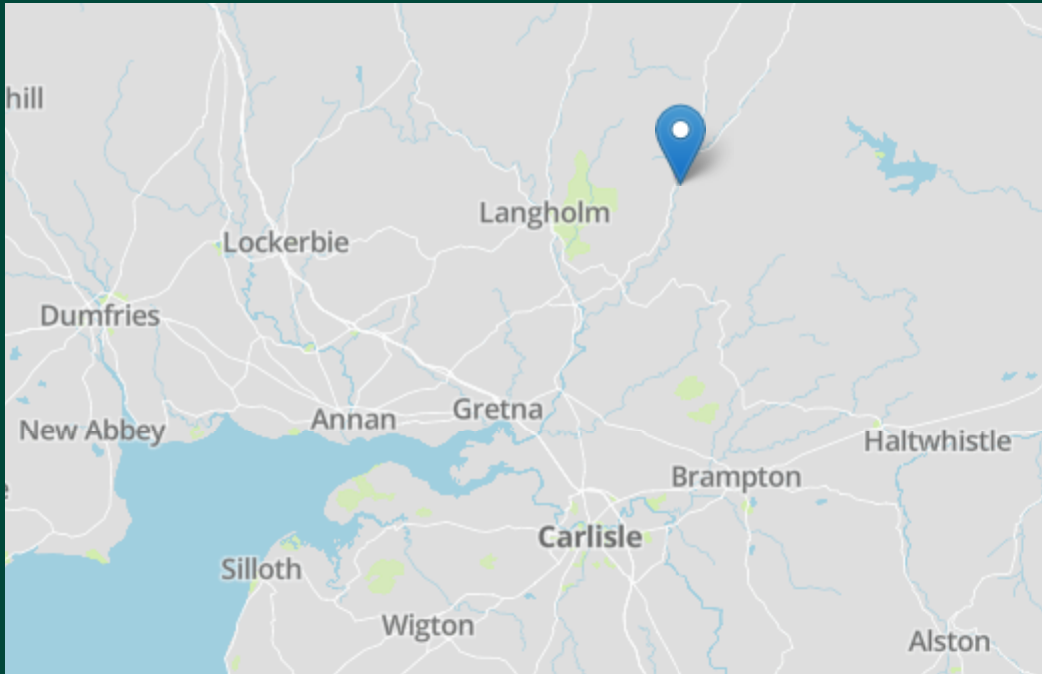


Figure 4: Previous Approval within the Site (ref: 06/015333/FUL)