

For Sale - Residential Building Plot—Plot 2

Edington Mill, Chirnside, Duns, Berwickshire TD11 3LE



Residential Building Plot

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A residential building plot situated in an elevated south facing position above the North bank of Whiteadder Water commanding exceptional Views out to the River and surrounding Valley.

- > South facing position
- > Tarmacadam access already in situ
- > Open views to Cheviots
- > Tranquil yet readily accessible rural position.
- > Generous total Plot area of approximately 0.68 ha (1.68 acres)

Guide Price £130,000

Ref. GC1161

General Information

The subject comprise of a residential building plot which occupy a south facing site at Edington Mill, an attractive rural setting, approximately 8.5 miles west of Berwick-upon-Tweed.

The plot is positioned in a particularly scenic part of the Scottish Borders. It benefits from an elevated position above the north banks of the Whiteadder with open views over the River Valley and the surrounding Berwickshire countryside.

The workshop building is available by separate negotiation if this is of interest.
Berwick-upon-Tweed 8.5 miles Chirnside 3 miles Duns 9 miles Edinburgh 52 miles



The nearby village of Chirnside provides a range of local shops and amenities including a Butchers, Fish and chip shop, Newsagents, Convenience store, Post office, Doctors Surgery, Football Club and Primary School. Local Hotels, Bars and Restaurants include Chirnside Hall Hotel, Waterloo Arms and the Red Lion. The nearby Allanton Inn also has an excellent reputation providing a friendly and relaxed atmosphere.

Duns with its picturesque market Square provides a further range of shops, a secondary schooling and a good range of sporting pursuits including Swimming Pool, Golf course, Driving range and Gym, Sporting clubs including Tennis, Rugby and Football, all weather facilities.

Berwick-upon-Tweed is an historic town with a great many attractions including the picturesque Elizabethan town centre, Town Walls, Town Hall. It also provides access to a range of Supermarkets and offers a number of Retail Parks with many National Covenants. There is a Mainline East Coast Railway Station at Berwick with regular services to Edinburgh and Newcastle-Upon-Tyne (approximately forty-five miles each way) and London (approximately three and half hours).

As well as the local River walks at Edington, there are a network of paths and tracks at the Loanings to the north of Chirnside. The wider area is steeped in history with a wide range of attractions including historic houses, abbeys and castles.. It also offers unrivalled unspoilt countryside and Coastline ideally suited to a wide range of outdoor pursuits.

House B





Planning

Planning application reference 09/00191/FUL was granted by Scottish Borders Council on 25 February 2022 for two dwelling houses.

Services

Mains electricity is connected.

Surface water drainage is presumed to be to a soak away. Whilst not identified there is also presumed to be a mains water connection. There is a combined wastewater treatment plant serving the wider development. This has a design capacity to accommodate the future proposals for this site.

Developer Contributions

Scottish Borders Council's will be seeking payment of Developer Contributions in relation to this development. This will be payable by the purchaser on receipt of a Completion Certificate for the house.

Entry

On conclusion of legal missives.

VAT

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

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.

Directions

From Berwick-upon-Tweed, take the A6105 Duns Road (signposted Duns/ Chirnside/ Foulden). Follow this road for approximately 8.7 miles, take a left turn (signposted Edington). Follow this unclassified public road for approximately 0.75 mile to the plots which are to the left hand side/ east off the road.

Viewing

By appointment with the sole agents:

Edwin Thompson
76 Overhaugh Street
Galashiels
TD1 1DP

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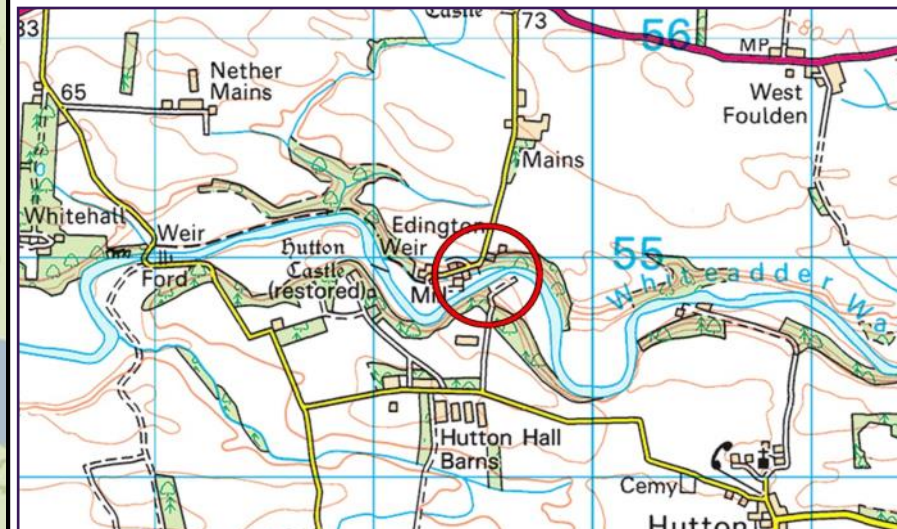
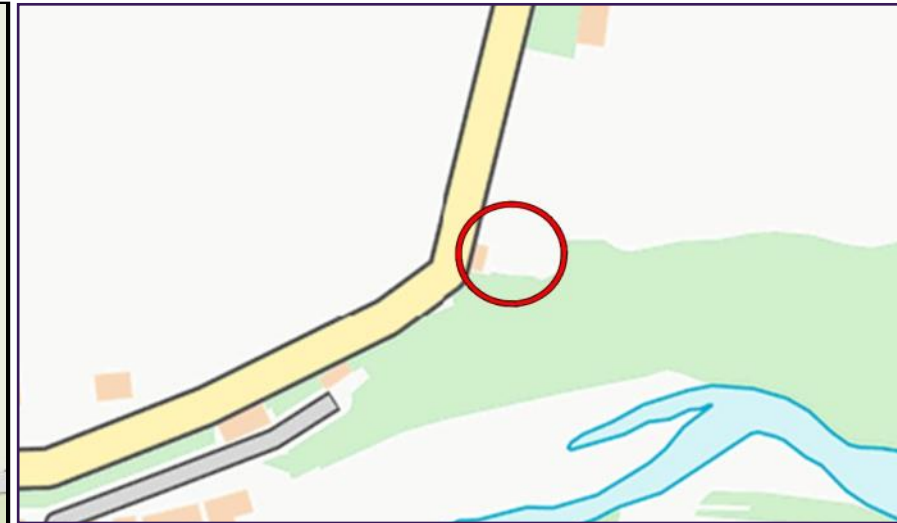
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**FOR IDENTIFICATION PURPOSES ONLY.
PLEASE REFER TO TITLE PLAN FOR CONFIRMATION OF BOUNDARIES.**



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