

An aerial photograph of a rural estate in the Scottish Borders. The landscape is dominated by rolling green hills and fields, with a winding road that curves through the center. In the foreground, a farm complex is visible, featuring several buildings with grey roofs, a large yellow house, and a smaller white building. The sky is overcast with grey clouds. The Galbraith logo is in the top left corner.

**Galbraith**

**PLOTS 3 AND 4, SWINSIDE STACK YARD**  
JEDBURGH, SCOTTISH BORDERS

# PLOTS 3 AND 4, SWINSIDE STACK YARD JEDBURGH, SCOTTISH BORDERS

Excellent building plots with views of the surrounding countryside.

Jedburgh 6 miles ■ Kelso 12 miles ■ Tweedbank Station 22 miles

Newcastle Upon Tyne Airport 50 miles

In all about 0.47 acres

- Residential plots for sale as a whole or individually.
- Scenic and accessible rural location.
- Lapsed Planning Permission for two dwelling houses.
- Extends to about 0.19 ha/0.47 acres in total.

## Galbraith

Scottish Borders

01573 224 244

kelso@galbraithgroup.com

A member of  
**OnTheMarket**



## SITUATION

Swinside Stackyard is set in a fine rural position at Swinside, a farming settlement near Oxnam about 6 miles south of Jedburgh. The area around Swinside is mostly farm land and forestry near the Cheviot Hills and close to the English border. Oxnam is a pretty Borders village with a charming church and a village hall. More extensive amenities are found in Jedburgh which has a population in excess of 4,000 and a good range of shops along with a doctors surgery, petrol station, both primary and secondary schools and a selection of hotels and restaurants.

## DESCRIPTION

The plots at Swinside Stackyard are situated overlooking farm land to the south. In total the site extends to about 0.47 acres (0.19 hectares).

Plot 3 extends to about 0.23 acres (0.09ha)

Plot 4 extends to about 0.24 acres (0.10 ha)

Total = 0.47 acres (0.19ha)

The plots are nestled behind Swinside Cottages and offer a chance to build one or two attractive homes in a rural setting whilst being within easy reach of a rural community.

## PLANNING CONSENT

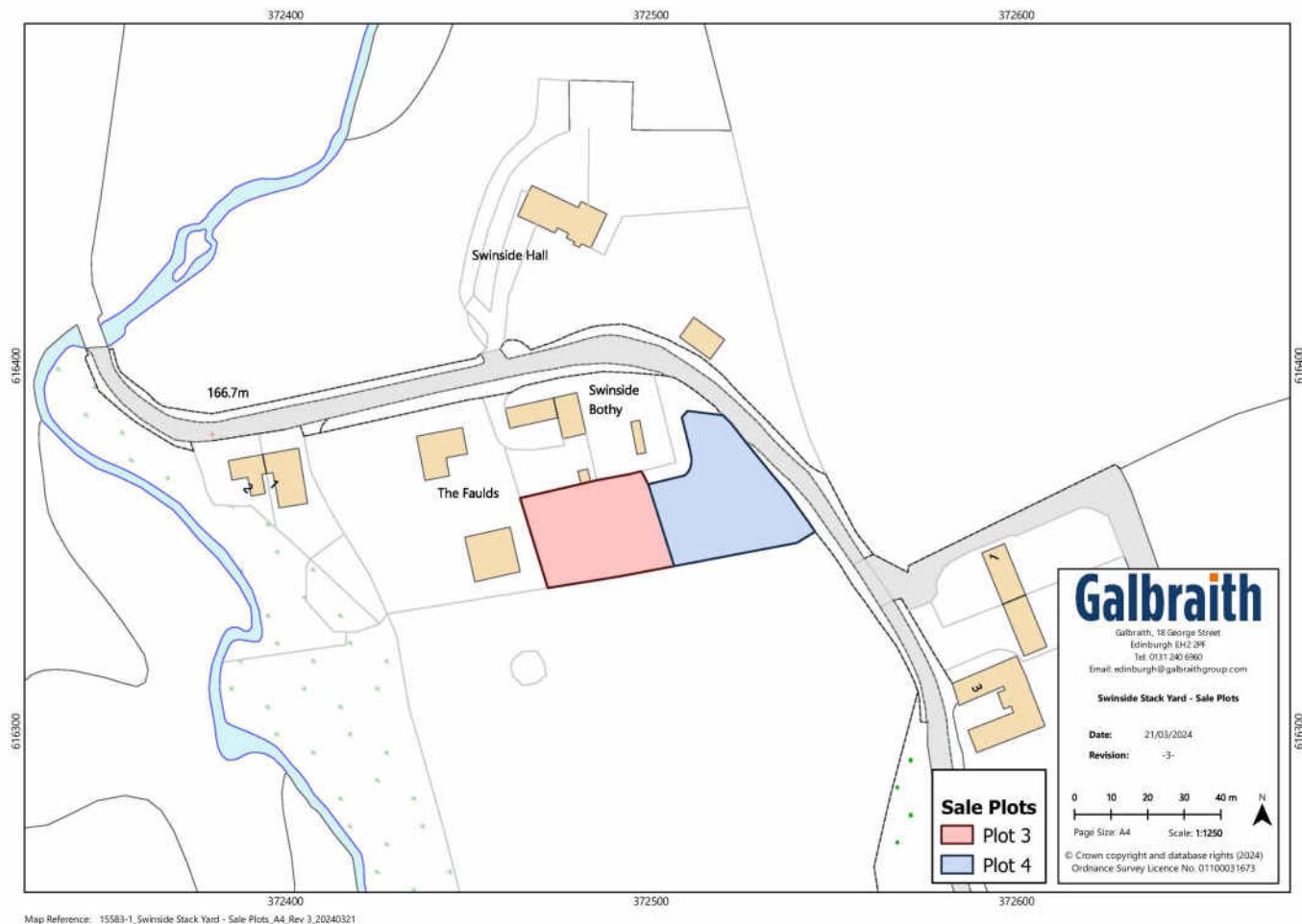
Planning consent (subject to the approval of matters specified in conditions) was granted in 2012 (ref:12/00002/AMC Erection of two dwelling houses and detached double car port' ) and has now lapsed. The original consent was for 2 plots, each with a detached, 4 bedroom dwelling house with garden grounds and a single garage (detached). Copies of this decision notice and other documents are available from the Scottish Borders Council planning portal (<https://eplanning.scotborders.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>)

The purchaser(s) shall be required to submit a detailed planning application for the design of the proposed dwelling.

The costs attributed to the access road will be shared equally between the two plots.

## SERVICES

There is a private water supply from a bore hole nearby and a connection could be made to this. A connection to the private drainage system will require to be installed by the purchaser. Main electricity is adjacent to the site, the purchaser will be responsible for any connections.



## DIRECTIONS

From the A68 in Jedburgh take the turning at Laidlaw Memorial Pool signposted to Oxnam. Go through Oxnam Village and continue for about 1 mile. Take the left turn signposted to Hownam. The settlement of Swinside is about 1.5 miles from this junction. Plots 3 and 4 lie behind the Swinside Cottages.

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/impulsive.isolating.quack](https://w3w.co/impulsive.isolating.quack)

## VIEWINGS

Strictly by appointment with the selling agents.

## POST CODE

TD8 0ND

## LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA. Tel: 01835 824000.

## TENURE

Freehold.

## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2023.

# Galbraith

