

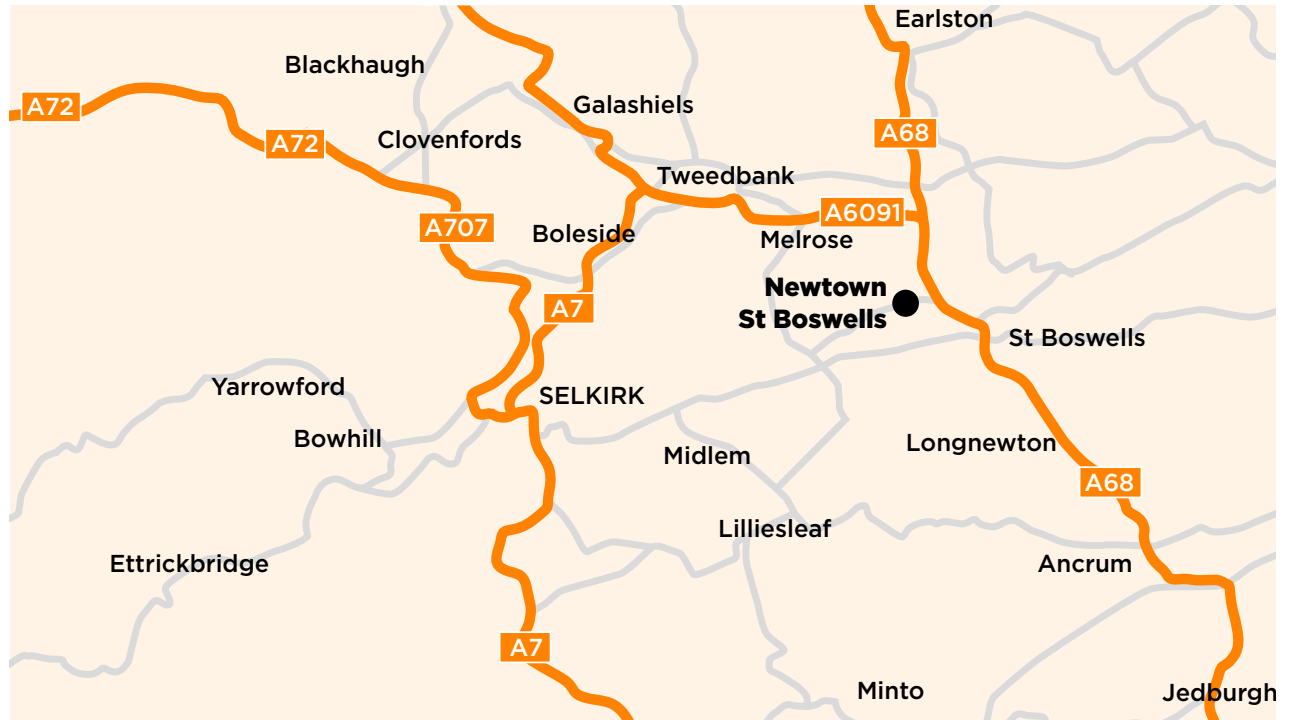
**RESIDENTIAL
DEVELOPMENT SITE**

LAND AT SOUTH
NEWTOWN ST. BOSWELLS
TD6 OPL

DEVELOPMENT
galbraithgroup.com

KEY FEATURES

- Approximately 4.30 acres (1.74 hectares)
- Detailed planning permission for 40 houses
- Located on the edge of the popular town of Newtown St. Boswells
- Excellent access to the A68
- Services adjacent to site
- Signed Section 75 agreement
- Offers Invited



LOCATION

The land is located on the southern edge of Newtown St. Boswells which is approximately 38 miles south of Edinburgh and 4 miles south east of Melrose.

Local amenities can be found in Newtown St. Boswells which has a small supermarket, medical centre and a number of independent retailers including Milestone Garden Centre which lies adjacent to the site. Further services can be found in Melrose and Galashiels which is the principal town in the Scottish Borders.

Tweedbank station is approximately 6 miles to the northwest and provides regular services to Edinburgh Waverley in approximately 55 minutes.

There is a primary school in Newtown St Boswells with secondary schooling at Earlston High School approximately 5 miles to the north.



DESCRIPTION

The site is located on the southern edge of Newtown St. Boswells and to the west of the A68 trunkroad. The site is generally level and extends to approximately 4.30 acres. The land is currently used for agriculture bounded to the south by a private track, to the west by agricultural land and to the north by the Milestone Garden Centre. Access to the site will be via a new "spur" road which will serve the development site and the garden centre.



PLANNING

The site benefits from detailed planning permission for the erection of 40 residential units under ref: 14/01153/FUL and subsequently extended under ref: 19/00570/FUL granted Scottish Borders Council on 15th September 2020. Under the current planning permission there is a proposal for onsite affordable housing provision of 10 units.

It should be noted that a Section 75 agreement has been signed dealing with education contributions and healthcare.



TECHNICAL INFORMATION AND DATA ROOM

Technical information is available in an online data room, containing relevant information in relation to the planning permission, site layout drawing, service infrastructure plans, transport assessment, site investigation report and other information required by interested parties to undertake the necessary due diligence to quantify their bids to purchase.

The pertinent information is available via an online data room – please contact Galbraith for access.

Alternatively, the detailed planning permission ref 14/01153/FUL can be viewed on The Scottish Borders planning portal:

<https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ND9NG3NT8M000>

or planning permission ref: 19/00570/FUL can viewed by following the link below:

<https://eplanning.scotborders.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=PQ3BFHNTLN00>

Any further planning enquiries can be directed to Scottish Borders Council.

METHOD OF SALE

Offers are invited for the freehold interest in the site with vacant possession.

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Net purchase price and method of payment
- Conditions of purchase
- Proposed use, total unit numbers/total sales area (sq ft /m)/ headline sales prices (sq ft /m) with proposal for overage payments on subsequent uplifts above these baseline figures (optional but bid assessment will allocate a positive score to bids incorporating these provisions)
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application (if required).
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third party approval
- Legal representatives details

A deposit of £25,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith

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Note: All photographs taken in November 2020

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Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG

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