

An aerial photograph showing a large, undeveloped residential plot in the foreground, bordered by a dirt road and a line of trees. To the right of the plot is a row of terraced houses with grey roofs. The background features rolling green fields, some with yellow wildflowers, and distant hills under a blue sky with scattered white clouds.

Galbraith

RESIDENTIAL PLOT
LADYRIG, KELSO, SCOTTISH BORDERS

RESIDENTIAL BUILDING PLOT LADYRIG, KELSO, SCOTTISH BORDERS

Superbly located residential building plot with full planning.

Kelso 3 miles ■ Jedburgh 10 miles ■ Tweedbank/Borders Railway 19 miles

About 0.19 hectares (0.47 acres)

- Residential plot within easy reach of Kelso.
- Tremendous south westerly outlooks up the Teviot Valley.
- Full Planning Permission for single dwelling house.
- Planning Reference: 21/01717//FUL
- Accessible rural location.

Galbraith

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SITUATION

Ladyrig has an accessible rural location about 1 mile east of Heiton and about 3 miles from Kelso - one of the most sought after towns in the Scottish Borders. Ladyrig itself is a small settlement with a mix of attractive conversions and new build houses along with some more traditional farm cottages.

Heiton lies on the A698 Kelso to Jedburgh road and is a short walk from the River Tweed. The Schloss Roxburgh Hotel and Golf Course lie on the edge of the village.

Considered by many to be the most attractive of the Borders towns Kelso is noted particularly for its fine market square and for the remains of one of the great Border Abbeys. The town provides a good shopping centre together with an excellent range of social and sporting facilities including golf, bowls, tennis, swimming, curling, fishing and National Hunt racing. There is an impressive new high school on the northern edge of Kelso.

The town sits at the confluence of the River Tweed and the River Teviot and the surrounding countryside is noted for its scenic beauty. Kelso has good road links with the other principal towns in the Scottish Borders and there are railway stations at both Tweedbank (19 miles) and Berwick upon Tweed (28 miles).

DESCRIPTION

The site is fairly level and is bounded by a minor public road to its southwest. There are tremendous views of the surrounding countryside from the site.

The site extends to approximately 0.19ha/0.47 acres in total.

PLANNING PERMISSION

There is Full Planning Permission for the erection of a single dwelling house in place, the planning reference being 21/01717/FUL. The contribution to the local development fund has been paid by the seller.

A copy of the planning documents and contamination report are available from the Selling Agents or via Scottish Borders Council Planning Portal www.scotborders.gov.uk.

SERVICES

Mains electricity and water are available nearby. Private drainage.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD5 8 JP

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/coasters.young.lunch

TENURE

Freehold.

2017 ANTI MONEY LAUNDERING REGULATIONS

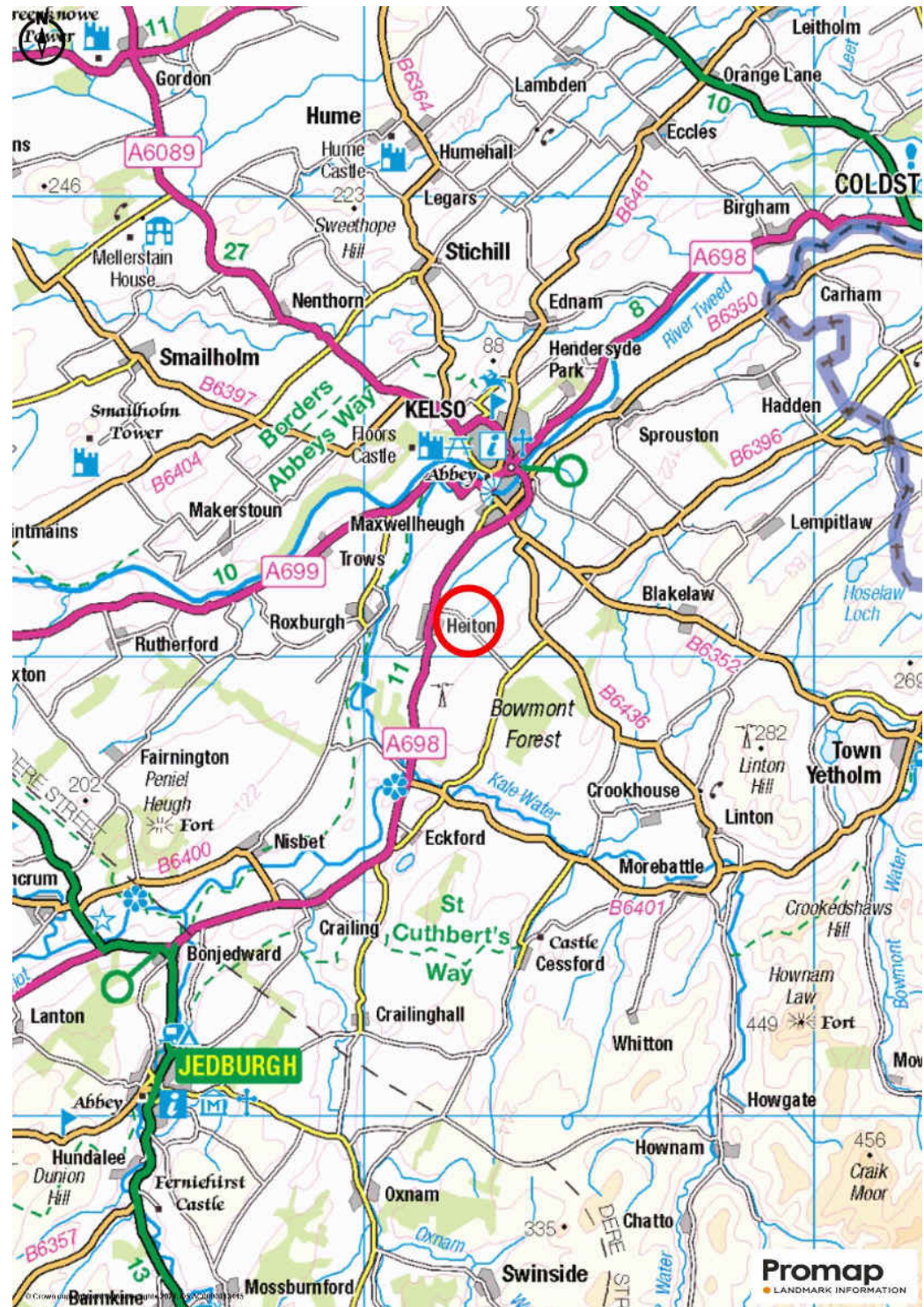
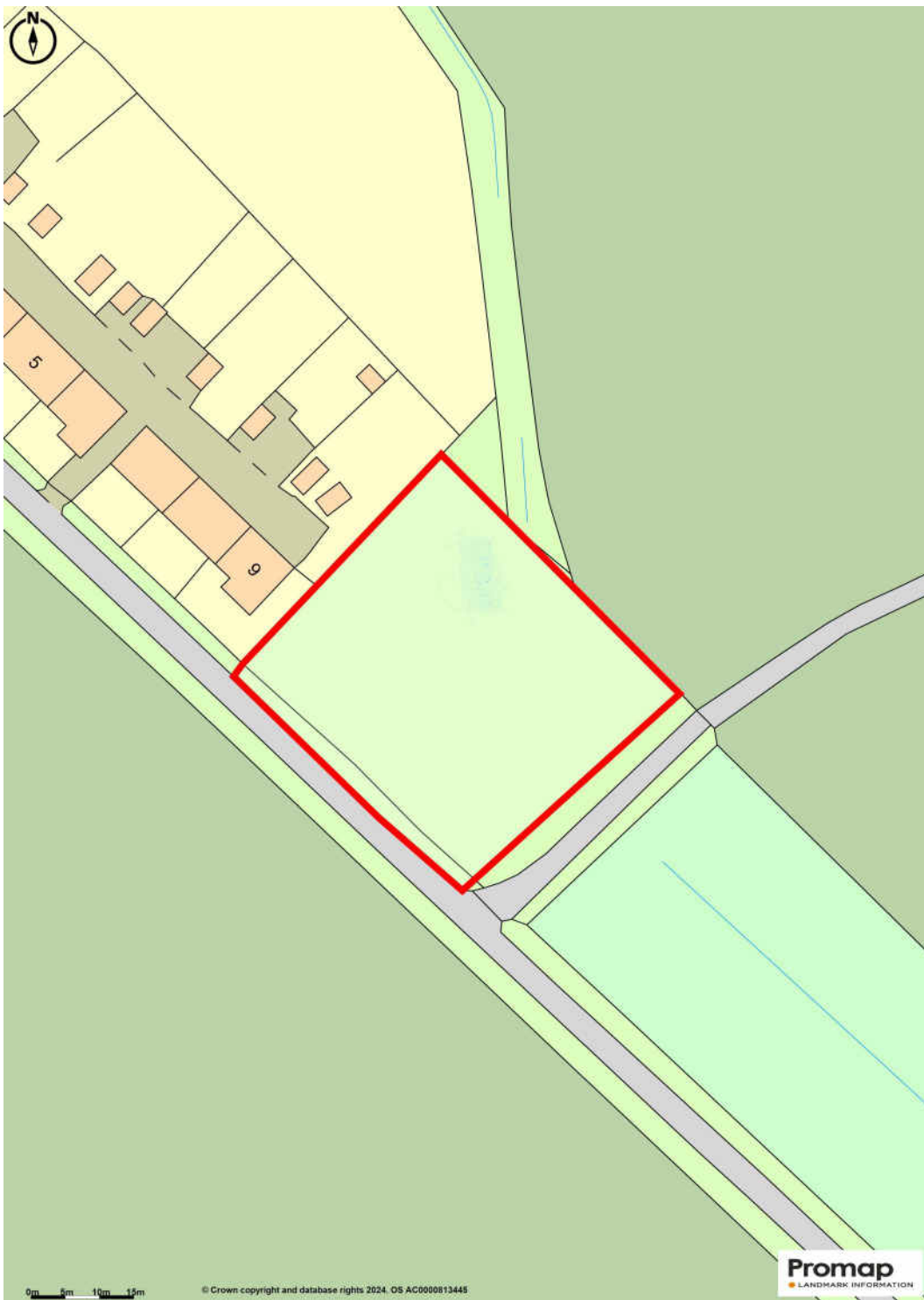
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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 April 2024.







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