

RESIDENTIAL DEVELOPMENT SITE

LAND AT WEDALE VIEW, STAGEHALL, STOW, SCOTTISH BORDERS, TD1 2SJ



Galbraith

RESIDENTIAL DEVELOPMENT SITE LAND AT WEDALE VIEW, STAGEHALL, STOW, SCOTTISH BORDERS, TD1 2SJ

KEY FEATURES

- Approximately 0.97 hectares (2.41 acres)
- Land allocated for 12 units
- Located within the popular village of Stow
- Attractive outlook
- Close proximity to Stow railway station
- Good access to the A7
- Direct access from a public highway
- Services adjacent to site

Galbraith

Stirling
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LOCATION

The site is located on the western edge of the popular village of Stow in the Scottish Borders. Stow is located on the A7 approximately 6 miles north of the Galashiels and 26 miles south of Edinburgh. The village benefits from excellent communication links with a new railway station established in 2015 on the Borders Railway Line with daily services to Edinburgh Waverly which can be reached in approximately 45 minutes. The village is host to a range of services including a Post Office, Village Hall, Cafe and a motor engineer. There is a primary school and health centre in the village which are within easy walking distance of the site. Secondary schooling is available in Galashiels with a school bus service provided for collection and drop off. The village is also on the A7 and has regular bus services to the north and to the other towns in the Borders to the south.

DESCRIPTION

The site is located immediately to the south of Wedale View and enjoys views over the surrounding countryside. The subject site is located to the west of the Borders Railway Line, to the east of a minor public road and are bounded to the south by a stone wall. The land slopes downhill from west to east and sits in an elevated position above the railway line. Access to the development site will be from Wedale View and all necessary rights of access had been retained by the seller to access to the site from the road end at Wedale View. The site is generally square in shape and extends to approximately 2.41 acres (0.97 acres).

There are currently earth mounds on site that can be used for the future development of the site, alternatively, the seller will undertake to remove part or all of the mounds as may be required.

It should be noted that the neighbouring bungalows septic tank is located within the site and there may be scope to connect the bungalow to any new waste water treatment plant.

PLANNING

The site has been allocated in the Scottish Borders Council Local Development Plan 2024 for Housing ref: ASTOW027 with an estimated capacity for 12 houses. The part of the Scottish Borders currently has an affordable housing requirement of 20%.

It should be noted that a previous planning application was made for 13 residential units.

Development requirements include a flood risk assessment, a landscape assessment to take into account views towards the site from the A7, alterations to traffic calming measures along Wedale View to the junction with Station Road will be required. Provisions of amenity access for pedestrians and cyclists will be required and link to the footpath network to be created and amenity land enhanced. The stone wall boundary to the south of the site is to be retained and considered in the overall design.

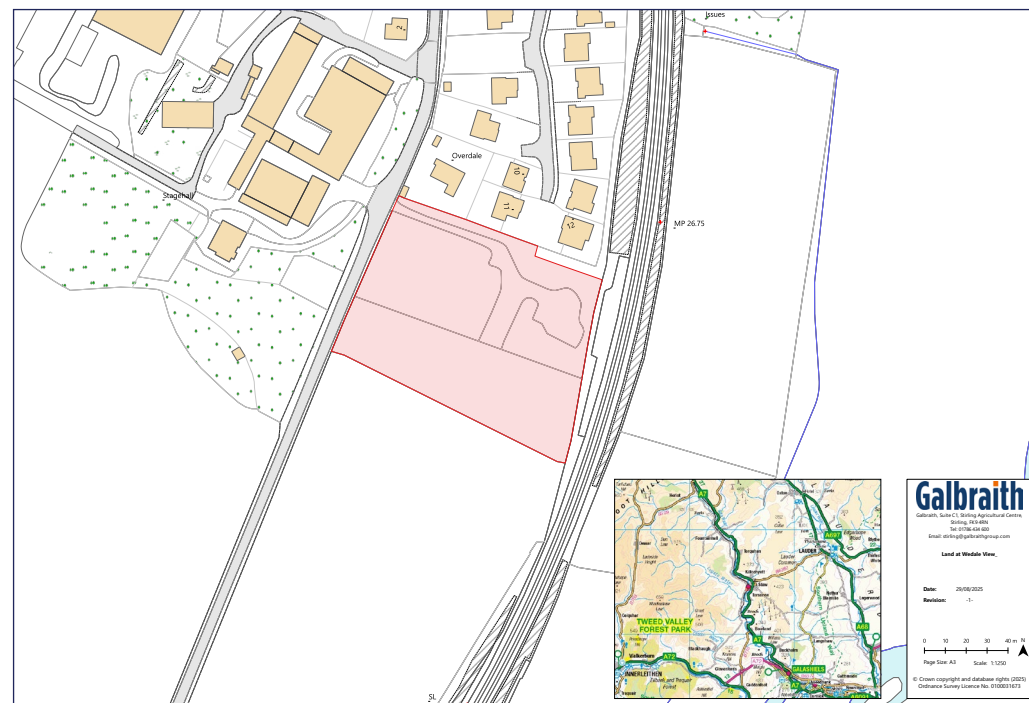
DATA ROOM AND TECHNICAL INFORMATION PACK

A technical information pack has been prepared, containing relevant information including plans showing the location of services and the settlement profile report.

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

Alternatively, the planning allocation can be viewed on Scottish Borders Council's planning portal: <https://www.scotborders.gov.uk/downloads/file/907/stow>

Any further planning enquiries can be directed to Scottish Borders Council – 0300 100 1800.



METHOD OF SALE

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

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 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 with a view to appointing a preferred bidder.

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.

SOLICITORS

Pike & Chapman
36 Bank Street
Galashiels
TD1 1ER
01896 752 379

WHAT3WORDS

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VIEWING AND FURTHER INFORMATION

The site can be viewed by prior appointment, parties are asked to give due courtesy to owners of property and to give due consideration to health and safety risks.

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

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07909 978 644

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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, together with proof of funding and Identification. 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. Particulars prepared August 2025

