

Residential Building Plots

Carfraemill | Oxton | Lauder | Scottish Borders



Galbraith

Two generously sized building plots in a scenic rural location.



Lauder 6 miles | Melrose 14miles | Edinburgh 23 miles
(All distances are approximate)

Plot 1 = About 0.17 ha (0.412 acres)

Plot 2 = About 0.17 ha (0.414 acres)

Elevated rural setting with open views

Planning Reference: 24/01142/PPP

Conveniently located just off the A68

Easy access to Borders towns and transport links

Rare opportunity in a desirable location

Offers Over £150,000 per plot

Galbraith

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Situation

Two generously sized residential building plots situated in an elevated rural position near Carfraemill, just off the A68, offering open countryside views and an excellent opportunity to create bespoke homes in a peaceful Borders setting. Located close to Lauder and within comfortable commuting distance of Edinburgh, the plots combine rural living with convenient accessibility.

Each plot offers ample space for substantial family homes with gardens and outdoor areas, with water and electricity connections available nearby to facilitate future development.

Carfraemill is a small and attractive hamlet in the heart of the Scottish Borders, with the nearby town of Lauder providing a range of local amenities and services. Excellent road connections via the A68 allow easy access to Edinburgh and the wider Borders region.

The surrounding countryside is renowned for its scenic beauty and outdoor lifestyle opportunities, including walking, cycling, golf, fishing, and a variety of country pursuits.

Description

A rare opportunity to acquire two individual residential building plots in a rural yet accessible location near Lauder, each offering enviable views across the surrounding countryside. The plots are available for sale individually and provide excellent scope for bespoke dwelling designs within an attractive rural setting, subject to the necessary detailed approvals.

Planning Permission

Planning Permission in Principle (PPP) granted September 2025 (Ref: 24/01142/PPP) for three individual dwellings, which two plots are currently available for sale.

Subject to completion of a section 75 agreement in relation to payment of developer contributions.

Area

Plot 1: 0.17 ha (0.412 acres)

Plot 2: 0.17 ha (0.414 acres)



Services

Electricity – available nearby for connection
Water – available on site for connection
Septic tank – to be installed by the purchaser

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Access

Both plots benefit from good access via the east boundary off the minor public road from the A697 located a short distance from the south.

NB Within three months of conclusion of missives, the seller will install a fence along the western and northern boundaries.

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 Post Code: TD2 6RA

Solicitors

Lindsays
Caledonian Exchange
19a Canning Street
Edinburgh, EH3 8HE

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

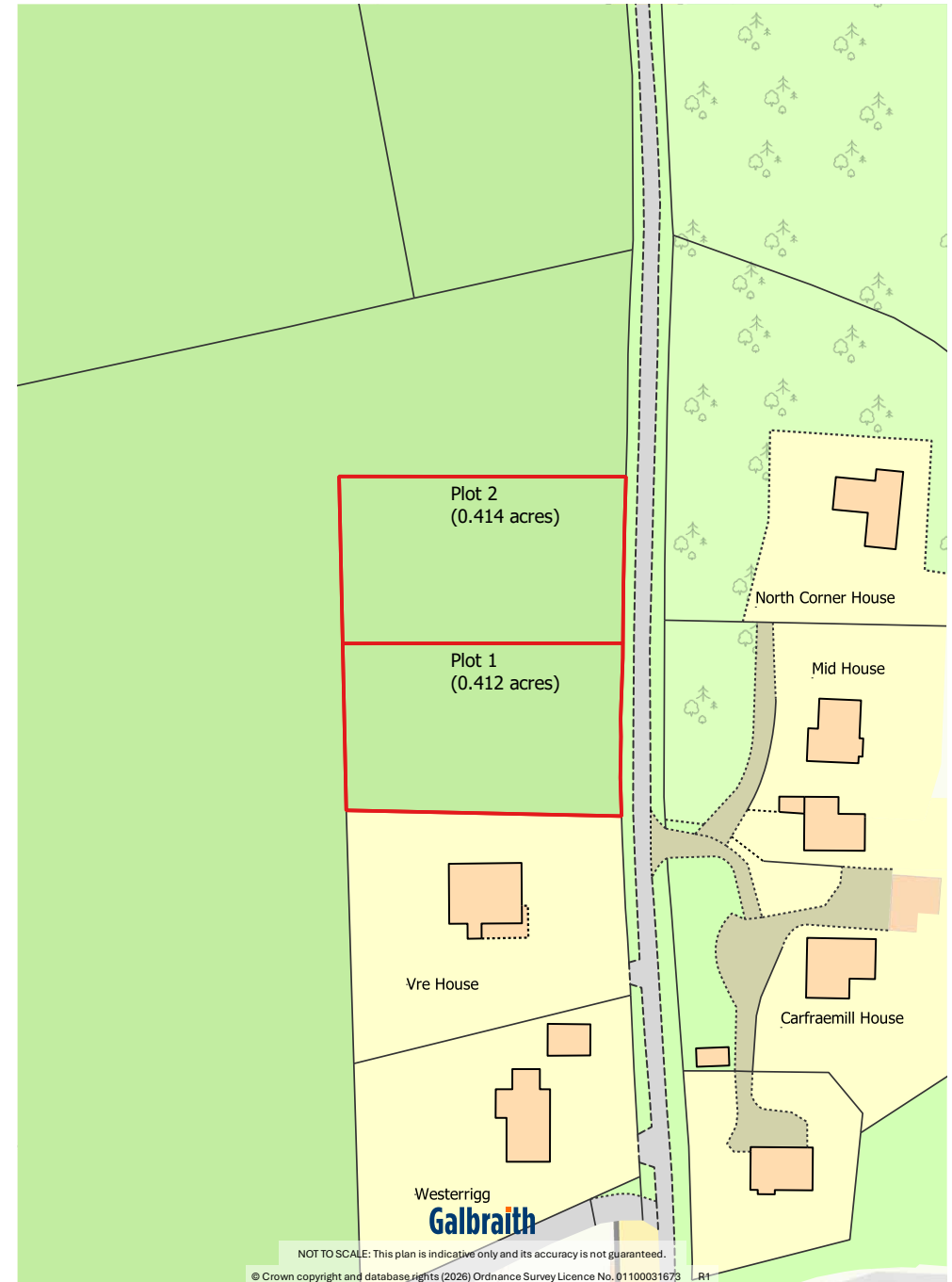
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.



Anti Money Laundering (AML) 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 May 2026





Galbraith