



RESIDENTIAL PLOTS

SMAILHOLM KNOWE
NEAR KELSO, SCOTTISH BORDERS

RESIDENTIAL PLOTS, SMAILHOLM KNOWE KELSO, SCOTTISH BORDERS

Superb residential plots in an excellent rural location.

Kelso 6 miles ■ Borders Railway Station 14 miles ■ Edinburgh 42 miles

About 1.3 acres (0.52 ha)

- Smailholm is a popular small conservation village.
- The plots have tremendous outlooks.
- Good road links to the A68.
- Attractive design and high specification of proposed houses.
- Full planning consent for two dwelling houses.
- Mains electricity and water supplies nearby.
- Planning reference: 22/00323/FUL.
- For sale as a whole or in two lots.

Galbraith

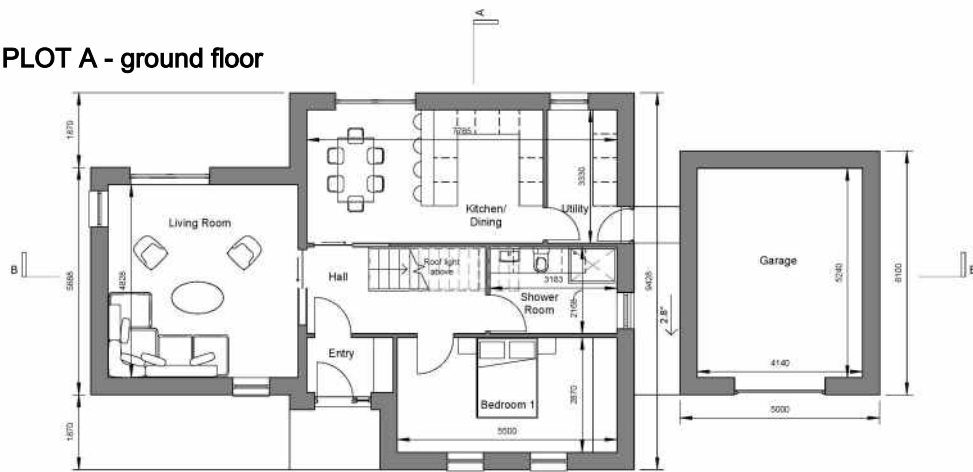
Scottish Borders
01573 224 244
kelso@galbraithgroup.com

A member of
OnTheMarket

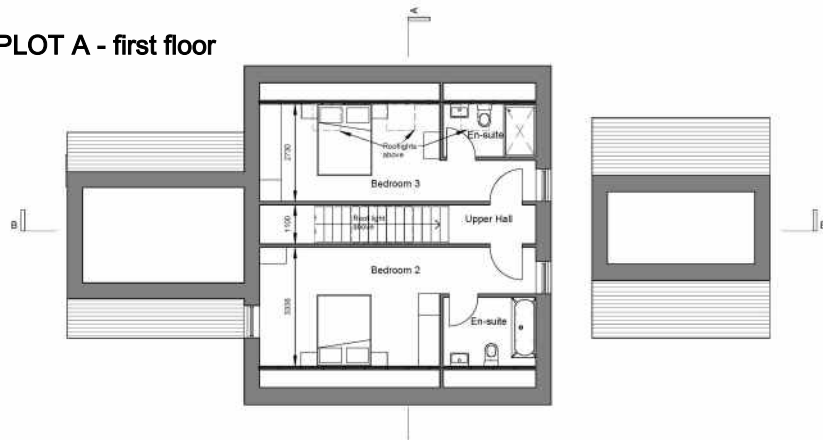




PLOT A - ground floor



PLOT A - first floor



PLOT B



SITUATION

The plots have an excellent situation on the north side of Smailholm and enjoy extensive outlooks particularly to the north and east. The plots lie within Smailholm's conservation area.

Smailholm (means "small village") has an active community based around the village hall along with the attractive former Church which dates from 1632.

Nearby Smailholm Tower is a classic Border tower which inspired Sir Walter Scott who spent his boyhood holidays at nearby Sandyknowe Farm. For lovers of the outdoors there is good walking in the area.

A wide range of amenities are found in Kelso, including a newly built secondary school, and Smailholm is also within easy reach of Earlston, Melrose, the A68, the Borders General Hospital, Scottish Borders Council's Headquarters and the Borders Railway- which links Tweedbank/Galashiels with Edinburgh and has a regular service.

DESCRIPTION

This is a generous residential site which extends to approximately 0.52 ha (1.3 acres). Planning permission has been granted for two dwellings with attractive designs and high specifications.

Any new house built on the plot will enjoy tremendous outlooks.

PLANNING

Planning permission has been granted for two dwellings. The planning reference is 22/00323/FUL.

Any Section 75 contributions will be met by the purchaser.

SERVICES

Mains electricity and water supplies are nearby. Drainage will be private.

PROPOSED ACCOMMODATION

Plot A:

Ground Floor: Entrance hall, hallway, living room, dining kitchen, utility, shower room and bedroom.

First Floor: Upper hallway, 2 bedrooms both en suite.

Single car garage.

Plot B:

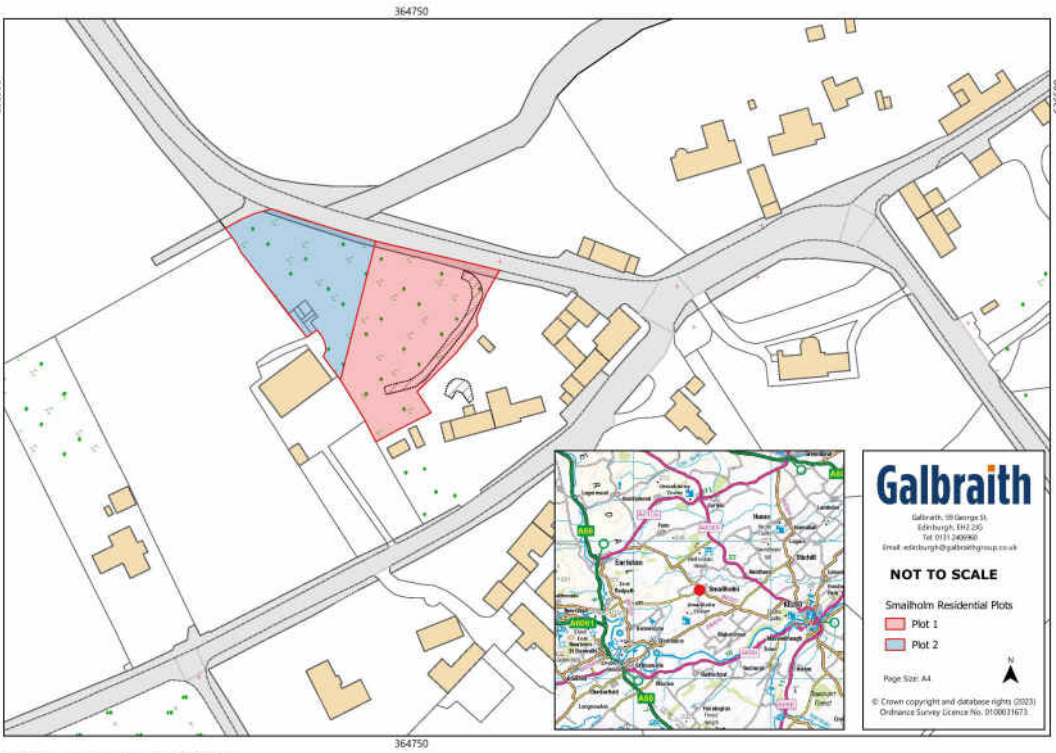
Entrance hall, hallway, open plan living/dining/kitchen, utility room, shower room, principal bedroom with dressing room and en suite, 2 further bedrooms. Single car garage.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: crowbar.quietest.umbrellas

VIEWINGS

Strictly by appointment with the selling agents.





SMAILHOLM'S FORMER CHURCH



POST CODE

TD5 7PH

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 February 2023.