



FALSIDE, CHESTERS SCOTTISH BORDERS, TD9 8TJ

Rural residential site with excellent outlooks and planning permission for 2 dwellings.

Chesters 2 miles ■ Jedburgh 8 miles ■ Hawick 11 miles

About 1 acre (0.40 ha)

- Slopes gently downwards to the southeast.
- Has planning consent in principle for 2 dwellings (Planning ref: 18/00049/PPP- dated 17/6/2019 and valid for 3 years)
- Peaceful rural location whilst being within 3 miles of the A68 which links Edinburgh with the northeast of England.

Galbraith

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SITUATION

Falside has a picturesque countryside location to the south of Jedburgh and enjoys extensive south easterly views towards the border.

The surrounding countryside is noted for its scenic beauty and is rich in wildlife. The area offers excellent fishing, walking, cycling and riding. Falside enjoys a quiet rural location whilst being within easy reach of the A68 and the main Borders towns. The A68 links Edinburgh with the northeast of England and there are international airports at both Edinburgh and Newcastle upon Tyne. Both Jedburgh and Hawick have a good range of amenities including shops, schools, recreational and sporting facilities. There is a primary school at Bonchester Bridge.

Falside lies below the minor country road linking the A68 just north of Camptown with the A6088 at Chesters. The road is signed for Mervinslaw, Falside from the A68.

DESCRIPTION

This is an attractive residential plot with planning permission in principle for 2 detached dwellings

The site lies adjacent to, and below, a minor public road from which access will be taken. The site slopes gently downwards in a south easterly direction and is currently in grass. The site is fenced

PLANNING PERMISSION

Has planning consent in principle for 2 dwellings (Planning ref: 18/00049/PPP- dated 17/6/2019 and valid for 3 years)

SERVICES

Mains electricity and water are available nearby. Private drainage will be required.

It is a condition of the planning consent that serviced lay-bys and passing places are to be provided on the minor road connecting Falside with Chesters.

LOCAL AUTHORITY

Scottish Borders Council
Council Headquarters
Newtown St Boswells
TD6 0SA

Tel: 01835 824000.

VIEWINGS

Strictly by appointment with the selling agents.

ANTI-MONEY LAUNDERING REGULATIONS

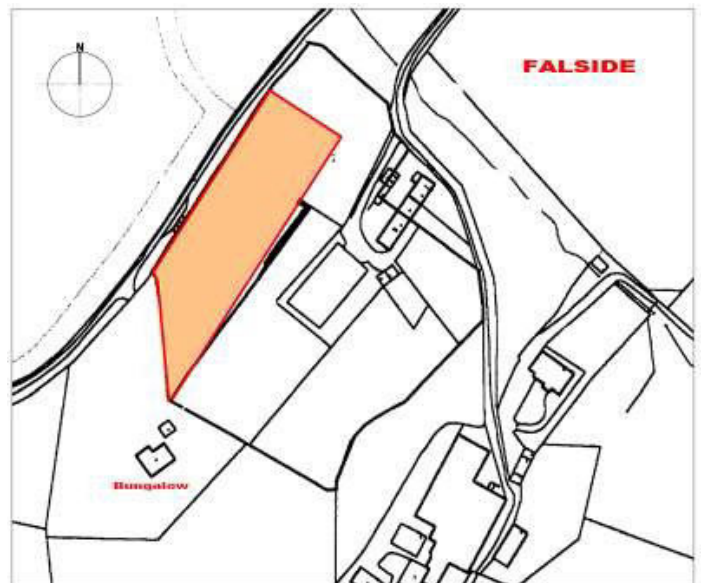
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide, along with their offer, either:

- Originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID, or
- Copies of such primary and secondary ID certified and dated by the purchasers' Solicitors as true copies along with written confirmation from the purchasers' Solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 Scottish form should be submitted, through a Scottish Lawyer, to 21 Woodmarket, Kelso, TD5 7AT. **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.



Plots Layout - Falside, Southdean, Hawick, TD6 8TJ