



RESIDENTIAL PLOTS, STEELE ROAD NEWCASTLETON, SCOTTISH BORDERS

Two residential plots with full planning permission and building warrant in an attractive and unspoilt rural location.

Newcastleton 5 miles Hawick 15 miles
Jedburgh 20 miles Carlisle 50 miles

- Plot 1: Extends to approximately 0.37 acres/0.15 ha
- Plot 2: Extends to approximately 0.25 acres/0.1ha
- Full planning permission and building warrant granted.
- For sale either separately or together

About 0.62 acres (0.25 ha) in total

Galbraith

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 OnTheMarket.com

LOCATION

Steele Road is an attractive small settlement in a peaceful, rural location approximately 5 miles to the northeast of Newcastleton. The settlement grew up around a railway station which opened in 1862 and closed in 1969. Steele Road includes the former station house and two terraces of railway cottages.

The plots lie to the south of the settlement and enjoy fine outlooks over the surrounding countryside.

Newcastleton was originally a planned village founded in 1793 by the Third Duke of Buccleuch and is considered to be the best example of an 18th Century planned village in the Scottish Borders. The village's main source of employment was originally hand loom weaving.

Newcastleton has a good range of local amenities including primary school, shops, pubs, restaurants, sporting and recreational facilities.

DESCRIPTION

Both plots lie to the south of Steele Road, on the east side of the public road through the settlement.

The plots are spacious and enjoy attractive outlooks over the surrounding countryside.

Some work has already been started on both plots, a shared access having been created and both house sites have been levelled.

PLANNING

Each plot has full planning permission and building warrant for a single dwellinghouse which is to be in keeping with the existing stone and slate dwellings in Steele Road.

Details on the planning consents can be seen on Scottish Borders Council's website.

The reference for the planning permission for Plot 1 is 09/01306/AMC and reference for the planning permission for Plot 2 is 09/01307/AMC. Paper copies of the detailed consent plans can be made available to interested parties at a small additional charge to cover printing costs etc.

SERVICES

Mains electricity is available in Steele Road.

Water will be from a shared private water supply, issues of quantity and quality having been addressed to the satisfaction of the Environmental Health Officer in September 2011.

Drainage will be to a private septic tank.

ADDITIONAL LAND

Additional agricultural land could be made available by separate negotiation.

PLANNING AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Roads: Scottish Borders Council Roads Department, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Servicing: Scottish Environmental Protection Agency (SEPA), Burnbrae, Mossilee Road, Galashiels, TD1 1NF Tel: 01896 754797.

Scottish Power: Riccarton Mains Road, Currie, Edinburgh, EH14 5AA.

VIEWING

Strictly by appointment with the selling agents.

INTERNET AND SOCIAL MEDIA

This property, and other properties offered by Galbraith, can be viewed on our website at www.galbraithgroup.com. For the latest properties for sale "like us" on www.facebook.com/GalbraithKelso and follow us on Twitter ([/twitter.com/GalbraithKelso](https://twitter.com/GalbraithKelso))

MORTGAGE FINANCE

Galbraith has an alliance with the Fox Private Finance, a boutique brokerage with a bespoke approach to funding. Through their relationship with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, based in our Edinburgh office, on 0131 240 6990.

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 Galbraith, 30 The Square, Kelso, TD5 7HL Tel: 01573 224244, Fax: 01573 226676.

Email: kelso@galbraithgroup.com.

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.

