

FOR SALE

RESIDENTIAL DEVELOPMENT
SITE

CKD Galbraith

- Approximately 1.90 hectares (4.70 acres)
- Zoned land with indicative capacity for 30 units
- Located on the edge of a popular village
- Easy commuting distance to Edinburgh
- Services adjacent to site
- Technical Information available

BURNSIDE

EDDLESTON, PEEBLES

EH45 8QP



LOCATION

Eddleston is a popular village in Peebles-shire and is within easy commuting of Edinburgh, it lies to the east of the A703 public road and is approximately 4.5 miles north of the town of Peebles and about 18 miles south of Edinburgh. The land at Burnside sits at the foot of the Moorfoot Hills which rise to the east. Eddleston itself has a primary school immediately to the west of the site and also the Horseshoe Inn which is a popular restaurant attracting diners from a wider area. The town of Peebles, a short distance to the south provides a wide range of facilities including secondary schooling, local and national retailers, supermarkets, banks, restaurants, professional services and leisure facilities.

There is a regular bus service connecting Eddleston to Peebles and Edinburgh and other towns to the north.

DESCRIPTION

The subjects comprise a field laid to grass extending to approximately 4.7 acres on the south-eastern edge of the village of Eddleston. The land is flat and generally rectangular in shape and bounded to the north and east by agricultural land, the west by Eddleston Primary School and to the south by the Longcote Burn.

PLANNING

The site is zoned in the Scottish Borders Council Local Development Plan 2016 for high quality residential development for up to 39 units. The site benefits from Supplementary Planning Guidance drafted by Scottish Borders Council which sets out the vision and constraints associated with the site. A copy of the supplementary planning guidance is available in the technical information pack.

TECHNICAL INFORMATION PACK

A technical information pack has been prepared, containing the supplementary planning guidance, utility services infrastructure plans, correspondence with Scottish Water over future capacity within their infrastructure and a site investigation survey.

The pertinent information is available to interested parties on request.

METHOD OF SALE

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

The land at Burnside is being offered to the market with an indicative allocation of 30 units. A plan showing an indicative layout is available in the technical information pack but has not been submitted or discussed with the local planning authority.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. CKD 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 in order 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.

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.



VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

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

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ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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iii) no person in the employment of CKD Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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