

Woodburn Brae

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Roberton, Near Hawick, TD9 7PJ

Offers Over £260,000



A Substantial Rural Dwelling In Progress, Totalling 3 Acres With Barn And Kennels, Offering An Exceptional Self-build Opportunity To Finish With Countryside Views 20 Minutes From Hawick.



A rare opportunity to acquire a substantial dwelling in progress, extending to approximately 180m² and set within a generous ½ acre plot, accompanied by a further 2.5 acres of adjoining land, including barn and kennels.

Beautifully positioned in a peaceful rural setting with far reaching countryside views, the property lies just 20 minutes from Hawick, offering an ideal balance of privacy and accessibility. Once complete, the property is designed to provide four bedrooms, three bathrooms and two public rooms, creating a super layout for family living or those seeking a lifestyle property in a tranquil location.

The dwelling is currently wind and water tight, and sits at the pre first fix stage of construction, presenting an excellent opportunity for a capable developer or experienced self-builder to complete the internal fit out to their own specification and style.

Details for project management and trades can be acquired through our office, and purchasers will be responsible for pricing to complete the works.

HIGHLIGHTS

- Substantial dwelling in progress
- Set within ½ acre plot with additional 2.5 acres paddock
- Far reaching countryside views
- Opportunity to finish to own specification and style

ACCOMMODATION SUMMARY

Ground Floor: Entrance, Office, Utility Room, WC, Plant Room, Kitchen/Dining, Lounge, Shower Room, Bedroom 4. First Floor: Landing, Master Bedroom with walk in wardrobe and En-suite, Two Further Bedrooms, Shower Room.



SERVICES

Private water and drainage. Mains electricity. Heating TBC – are they all connected?

ADDITIONAL INFORMATION

Please note, due to the current stage of construction, mortgage lending is unlikely. Full plans can be viewed on our website or the Scottish Borders Council planning portal. All fittings, fixtures and materials on site are included in the price. Some mortgage providers will not lend on a partially completed project. Any purchaser will be responsible for their own quotes and any survey or inspection of the work completed to date. The sale includes a substantial amount of building materials, all Velux windows required, all interior insulation, roof slates and drainage materials.

VIEWING

All prospective viewers will be pre-qualified and should have proof of their funds prior to making an appointment. To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £260,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.