

Plot at Venchen

Building Plot Venchen

Yetholm, TD5 8BZ

Offers Over £140,000



An Exceptional Rural Development Opportunity In Stunning Rolling Borderland.

The Plot Extends In Total To Approximately 1.45 Acres; With The Building Plot 0.7 Acres Together With An Adjoining Area Of Grassland Intended For Garden Ground Extending To Approximately 0.75 Acres



## BUILDING PLOT

Situated on the north side of the B6352, approximately 1.12 miles from the village of Town Yetholm and around 7 miles south east of the popular market town of Kelso, the building plot offers an outstanding residential prospect, enjoying a picturesque and secluded setting with far-reaching countryside views towards the Cheviot Hills.

Part of the garden area has been attractively planted with oak, beech and birch trees, enhancing the natural surroundings and privacy of the site. The garden ground slopes gently towards the B6352 and is bounded to the east by a traditional stone wall and to the north by a fence, maintenance of which is shared with Venchen Farm.

Formerly a quarry, the building plot provides a unique and level building platform enclosed to the north and west by existing quarry walls and mature trees, creating an exceptional sense of shelter, character and individuality. The elevated position affords outstanding open views in a south to south easterly direction across the arable farmland surrounding the Bowmont Water and onwards to the Cheviot Hills. This is a rare opportunity to acquire a distinctive rural building plot in a superb Borders setting, combining privacy, natural character and exceptional views within easy reach of local amenities and transport links.

## DIRECTIONS & ACCESS

Access to the plot is taken directly from the B6352 via a shared gravel driveway serving an existing farm cottage and the recently completed dwelling known as "Oscar's Barn". Whatthreewords ///Poem.Leathers.Sleep

## LOCATION

Nearby Town Yetholm is a charming village with a thriving community and picturesque backdrop. With excellent local amenities located within the village including a village pub, primary school, post office, church, garage and petrol station, butcher and village store, the village is known for its societies and group activities, and has a well-used public hall staging events throughout the year. Secondary education and main shopping facilities are available in Kelso, some 8 miles distant. The main east coast station at Berwick is around a 20 minute drive

with regular connections to Edinburgh, Newcastle and London.

## SERVICES

Services are available at the edge of the plot including water and electricity. The water supply is provided via a natural private supply from Venchen Farm, serving both Oscar's Barn and the Venchen Farm cottages. Drainage is by way of a shared septic tank with Oscar's Barn. The site is particularly well suited to sustainable living, benefitting from an ideal orientation for both solar and wind energy generation, whilst the generous plot size provides ample scope for the installation of an efficient ground-source heat pump system.

## ADDITIONAL INFORMATION

Please note there is a clawback agreement affecting the garden ground, whereby 50% of any uplift in value arising from future development of this area will be payable. The purchaser will be required to honour this agreement, which is understood to expire circa 2040.

## PLANNING CONSENT

The Approved Planning Application Full details of the planning consent can be found on the Scottish Borders Planning Portal using reference 23/01709/PPP

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £140,000 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](mailto: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.