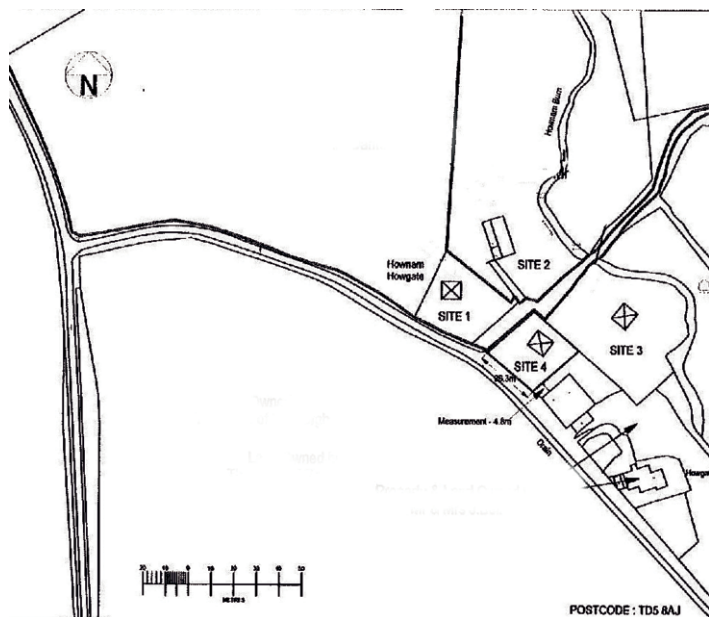


Building Plots, Hownam Howgate



Two Desirable Rural Building Plots Enjoying a Peaceful and Idyllic Countryside Location with Outline Planning Permission in Place.



The building plots form part of a small hamlet close to Hownam Village providing an excellent opportunity for a purchaser to acquire a plot of land in a particularly peaceful and idyllic countryside location, nestled into the surrounding hills yet within easy reach of the facilities offered in Morebattle and Kelso. With outline planning permission granted on both plots, this is an ideal opportunity for the self builder to create a family home of their own specifications.

Plot one extends to approximately 0.35 acres – Offers Over £90,000

Plot four extends to approximately 0.17 acres – Offers Over £75,000

LOCATION

Morebattle is a popular village in the foothills of the Cheviots lying four miles from Yetholm and eight miles from Kelso. The village includes a primary school and local facilities include store, butchers, post office, hotel/village pub and village hall. Secondary schooling and shopping is available at Kelso one of the most attractive and unspoiled towns in the Borders, with good educational and sporting facilities and many quality shops. Activities available locally include hill walking, fishing and golf at the championship standard course at the Roxburghe.

DIRECTIONS

Travelling from Kelso, follow signs for Morebattle on the B6436. Immediately before entering the village, turn left taking the Hownam road, turning right at the T junction. Follow this road for approximately 2.5 miles. Just before Hownam village, you will drive over a bridge over the Kale Water and then uphill. Look out for a small white sign on the left marked 'Howgate'. Take this turning and follow the road with the building plots being on your left hand side.

There is currently outline planning consent on each plot for the erection of a single dwelling, full details of the planning consent can be viewed online at www.eplanning.scotborders.gov.uk with reference number: 15/00280/PPP or for further information contact the selling agents.

SERVICES

The plots have the advantage of being fully serviced (with electricity on the boundary for plot 1). Drainage will be by communal septic tank.

ADDITIONAL INFORMATION

The static caravan and large storage container which are currently on site would be available by separate negotiation.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

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.

