



Eyemouth, TD14 5RT



This sizeable development site sits on the edge of this established coastal village with excellent road links via the A1 as well as regular rail connections on the main East Coast Rail-line at nearby Berwick Upon Tweed. The initial site has potential to accommodate approx. 10 residential units and presents a rare opportunity for a developer within this sought after coastal area. Given the proximity of Edinburgh and the ease of travel south via the East Coast rail-line the finished units are bound to appeal to those seeking a lifestyle change and a quiet coastal village position whilst still retaining the option of being well connected to the city.



This sizeable development site sits on the edge of this established coastal village with excellent road links via the A1 as well as regular rail connections on the main East Coast Rail-line at nearby Berwick Upon Tweed. The initial site has potential to accommodate approximately ten residential units and presents a rare opportunity for a developer within this sought after coastal area. Given the proximity of Edinburgh and the ease of travel south via the East Coast rail-line the finished units are bound to appeal to those seeking a lifestyle change and a quiet coastal village position whilst still retaining the option of being well connected to the city.

DIRECTIONS

The development site is located at the far end of Woodbine Grove; upon entering the village of Burnmouth off the A1, Woodbine Grove is the 1st turn on the left.

LOCATION

Burnmouth is the first settlement north of the Border on the rugged east coast with its steep cliffs, craggy cove and quaint little fishing harbour. The seaside resort of Eyemouth, three miles north, with its natural harbour and sandy beach provides a variety of shopping and educational facilities with the historic town of Berwick-upon-Tweed six miles south, providing a wider range of facilities. Edinburgh is within easy commuting distance with the recently upgraded A1 nearby and the main railway station at Berwick upon Tweed enabling easy access to Edinburgh or Newcastle in less than one hour.

SITE

The entire site extends to approximately 5.29 acres in total; the primary site of 2.33 acres is allocated for housing in the local five year plan under the reference ABURN003 and is thought to have capacity to accommodate around ten detached dwellings each with

private gardens and parking. The secondary site which extends to around an additional 2.96 acre is likely to form a second phase to the initial development and is thought to have capacity to accommodate a further 12 – 15 dwellings.

The developer will be liable to meet the cost of the developers contributions.

ADDITIONAL INFORMATION

There is also an additional adjoining plot available by separate negotiation.

SERVICES

Mains water, electricity and drainage is thought to be available for connection nearby.