



## Building Plots

Hawick, TD9 8LA

Guide Price £85,000



Set To The Edge Of The Vibrant Town Of Hawick, This Is An Excellent Opportunity To Acquire A Well-positioned Building Plot, Previously With Outline Planning For Two Premium Bungalows.





## BUILDING PLOTS

Two building plots offering excellent potential for the self-builder being set off the main thoroughfare of the town and well positioned for connections and transport links.

## LOCATION

Hawick is a true Borders town with strong links to the farming and textiles industries and with a proud rugby tradition.

The town centre is vibrant having seen much investment in recent years and includes attractions such as the Textiles Museum and refurbished Tower Mill with its glass floor and Cinema complex, and a number of quality shops and established businesses with a choice of supermarket shopping also available locally including Morrison's, Sainsbury's, Aldi & Lidl.

Local distances are 50 miles to Edinburgh, 30 miles to Carlisle, and 70 miles to Newcastle.

## SITE OVERVIEW

The site, located to the east of Thornwood Lodge adjacent to Weensland Road, previously benefited from outline planning consent granted in April 2011 for the development of two bungalows. This consent has expired, and any future development will require a new planning application. The plots assumed mains service connections nearby.

## FEATURES

- Two building plots, each designed to accommodate a bungalow with:  
Two car parking spaces per property.  
A garage for each property.
- Shared access from Weensland Road via an existing drive, with a 17-meter splay measured at the existing lamp standard.



- The site has access to mains gas, electricity, water, and sewerage within the town supply.

## VIEWING

A virtual tour / drone footage is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. For those interested in viewing the plot please make contact with the Property Team on 01573 225999.

## PRICE & MARKETING POLICY

Guide Price £85,000 per plot are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.

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.