



HASTIN^{LEGAL}&S

Plot 2, Cranshaws Village

Duns, TD11 3SJ

Offers Over £60,000



Fantastic Rural Building Plot In A Particularly Picturesque Location With
Outline Planning Consent



Cranshaws is an active rural community in what is arguably one of the most picturesque landscapes that Berwickshire has to offer. Positioned within easy reach of Duns the location is a perfect fit for those seeking peace and tranquillity whilst remaining within reasonable reach of local amenities and only around 40 minutes of Edinburgh. The building plot lies to the southern edge of the village close to the Parish Church and commands super views of the surrounding countryside.

The plot extends to approximately 0.27 acre and benefits from outline planning permission for one dwelling. This is a rare opportunity for those seeking to create a forever family home in the countryside whereby the developer can create a design and specification to suit their own style of living. The plot dimensions allow ample room for not only a sizeable property but also a good sized private garden, ample private parking and a garage if desired.

LOCATION

Cranshaws is a tranquil rural village set amongst farming country, approximately ten miles north of Duns. The village is located approximately ten miles from the border with East Lothian. For those who enjoy the outdoors, Cranshaws and the surrounding area is spoilt for choice in terms of outdoor/country pursuits, not least the 4km Community Woodland Walk which takes in the breath taking landscape surrounding the village and includes the community orchard which is located not far from the plots. Cranshaws and the surrounding villages and communities have benefitted from investment from two windfarms located further into the Lammermuir Hills with further information available at <https://www.lammermuirlife.co.uk> Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and a nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston

HIGHLIGHTS

- Rarely Available Location
- Picturesque Rural Setting
- Outline Planning Consent
- Possibility to Purchase Additional Land Nearby



PERMISSIONS

The plot benefits from outline planning consent. Full details of the permissions and associated documents can be downloaded from The Scottish Borders Planning Portal using reference 21/00746/PPP Access to the plot will be taken off the B6355. Further information can be found on the planning portal

SERVICES

Mains water and electricity are available nearby and drainage will be to a private septic tank.

ADDITIONAL INFORMATION

The vendors own additional land nearby within the village which may be suitable as further garden ground/grazing or amenity land. The vendors would be willing to discuss the possibility of selling or renting some of this additional ground by separate negotiation. Plots 1 & 2 form the first phase of what is likely to be a 2 phase development

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £60,000 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.