



HASTIN & S^{LEGAL}

28 Church Street

Building Plot, Church Street

Eyemouth, TD14 5DH

Offers Over £95,000



An Excellently Positioned Infill Development Opportunity In The Heart Of Eyemouth, Benefiting From Full Planning Consent For The Construction Of Three High-quality Dwellings.



Located in the heart of Eyemouth and only a short stroll from all amenities and coastal attractions, this infill site presents a very rare opportunity for a developer or self builder to complete an exciting town centre project.

Extending to around 0.07 acre, the site lies between Church Street and Albert Road. Benefitting from full planning consent, there is permission to build three units within the site; a two bedroom semi detached property on Albert Road in addition to a first and second floor apartment on Church Street - both two bedrooms and each with a garage.

Details of the full planning consent can be accessed on the Scottish Borders Planning Portal using reference 19/00692/FUL. A Section 75 is in place in relation to the developers contribution

LOCATION

Eyemouth is a thriving coastal town with a rich maritime history. Focussed around the working harbour, beach and promenade, the local scenery is impressive with a wealth of coastal activities to enjoy in the area:

- **Amenities:** The town boasts a super range of every day facilities including a co-op, health centre, pharmacy, 18-hole golf course, swimming pool and sports centre plus a fantastic range of independent shops and eateries not to mention Gunsgreen House – a museum dedicated to the towns historic smuggling trade.
- **Schooling:** There is both a primary school and secondary school within the town as well as Early Years settings.
- **Population:** Approximately 3700
- **Transport Connections:** Lying approximately fifty miles from Edinburgh, and just two miles off the A1 which affords easy connections to the North & South. Local East Coast Rail connections are available at Reston (6 miles) and Berwick Upon Tweed (8 miles) What3words ///booms.even.measure



HIGHLIGHTS

- A rare town centre development opportunity
- Full planning consent granted
- 1 x 2 bed semi detached property
- 2 x 2 bed apartments with garages

SERVICES

Mains electricity, water and drainage is proposed as per the planning consent.

VIEWINGS

To register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £95,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.