Hunters Yard

Offers Over £140,000

Gordon, TD3 6LR

An Excellent Development Opportunity To Take On A Sizeable Site In A Well Connected And Accessible Village Setting; The Site Has Previously Had Full Planning Consent For The Build Of Four Detached Family Homes Plus A Detached Office Suite But Would Be Equally Well Suited To A Commercial Work Site

Extending to approximately 0.65 acre, this sizeable site is well located in the heart of Gordon village with an established access off the A6089. The plot has benefited from full planning consent for the build of four executive style detached family homes, plus a detached two storey dedicated office suite, although the permissions have recently lapsed. Its expected that a purchaser would easily be able to reinstate the consents if desired.

This site presents an exciting opportunity for developers to take on a project that would provide sizeable family homes, something that there is high demand for in the area. The village benefits from a primary school and is within the catchment area for the highly regarded Earlston High School, making this area a popular choice for families.

The area also enjoys good road and rail connections to Edinburgh providing a great alternative to city living for those seeking to escape the hustle and bustle. The dedicated office building is a great opportunity for businesses to establish themselves within an active village community and contribute positively to the local economy.

Alternatively this well positioned site, with excellent access would be equally well suited to those in search of a commercial business site.

LOCATION

Gordon village has a general store, church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned Earlston High School. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh a very commutable 45 minutes' drive away or 40 mins by train via the nearby Tweedbank Station.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is /// ///glorified.stretcher.boat

HIGHLIGHTS

- Sizeable site
- Previous planning consent granted for residential development
- Excellent location with good access
- Ideal commercial work site

PLANNING

Although now lapsed, the site previously had full consent for the development of four residential units plus an office suite. Details of the previous consent along with the building warrant can be viewed on the Scottish Borders Planning portal using reference 22/00342/FUL.

SERVICES

Previous planning consents accounted for the site being able to connect to the main drainage, electricity and water supply.

VIEWING

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 £140,000 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.