Plot 1 & 2, Edengrove

Gordon, TD3 6JU

A Pair Of Prime Building Plots Enjoying A Lovely Edge Of Village Setting; Each With Plans For A Substantial And Well Planned Detached Four Bedroom Home And Can Be Purchased Individually Or As One Lot

Edengrove is a small cluster of detached properties on the periphery of Gordon village, bordering the Gordon Community Woodland - approx 200 acres of woodland walks and exploration. Plots 1 and 2 each extend to approximately 0.17 acre each and lie adjacent to one another. Full plans have been devised for the construction of an impressive detached four bedroom property which would really offer a fabulous opportunity for those seeking to build their own forever family home in a lovely rural yet accessible location. Whilst listed on the market individually both plots would be available to purchase as one lot which would offer an exciting opportunity for a developer

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 local village of Greenlaw, 3 miles East has a good range of daily amenities including a village store, butchers and pharmacy. 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.

HIGHLIGHTS

- Prime semi rural building plots
- Permission for impressive four bed detached houses
- Woodland edge backdrop
- Services available nearby
- Commuting distance to Edinburgh
- Available individually or together as one lot

PLANNING PERMISSION

.Each property offers the choice of up to four bedrooms with one located on the ground floor. All bedrooms benefit from en-suite facilities and dressing rooms, whilst the master bedroom on the upper floor also boasts an impressive balcony which makes the very most of the sheltered woodland position with lovely outlooks. There are also a choice of living spaces including a sociable kitchen/family/dining room in addition to a more formal living room

Externally both properties will have its own surrounding garden ground with private driveway and detached double garage.

There is currently a former hall building located on plot two. The permissions allow for the demolition of this building but it may be useful for the developer as a way of storage etc whilst the build is underway.

Full details on current permissions can be downloaded from the Scottish Borders Planning portal using the following references:

20/01414/PPP

22/00851/AMC

22/00849/AMC

The developer will be responsible to meet the developers contribution.

SERVICES

Both plots will be connected to the mains water supply. Drainage will be to a septic tank

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. Full details can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Plot one - Fixed Price £70,000. Plot two - Fixed Price £60,000. Combined as One Lot - Fixed Price £120,000 Offers 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. 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.