



Newlands Farm Steading, Denholm, TD9 8PY

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

MEMBERS OF  
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## LOCATION

Newlands is located between Lilliesleaf and Denholm, approximately 3 miles via the B6359 from the picturesque village of Denholm itself. The Scottish Borders area as a whole is renowned for its outstanding natural beauty; and Newlands Steading is swathed by some of its finest, enjoying views over farmland and the surrounding countryside. There are innumerable attractions at hand for those with an interest in country pursuits, including riding stables at nearby Hassendean, a golf course in Minto and a plethora of beautiful walks. Whilst rural, the setting is readily accessible, with access north and south bound provided by either the A68 or A7. Centred around a village green, the picturesque conservation village of Denholm has a strong sense of community and a good selection of facilities catering for every day needs, whilst both Hawick and Jedburgh offer a wide range of recreational amenities and shopping outlets.

## THE STEADING

The Steadings represent a sizeable collection of farm buildings, originally used as byres, stables, and such like, and provide huge development potential. There are no plans or planning applications at present, however there is undoubted scope to convert into one or two dwellings. Included are two large barns along with a smaller barn. The area is just short of 2 acres at 1.96 acres.

## VIEWING

By appointment with the Selling Agents or visit site.

## ENTRY

By mutual agreement.

## SELLING AGENTS

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## IMPORTANT:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.



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