

GORDON, SCOTTISH BORDERS



BUILDING PLOT AT CHEVIOT VIEW, EDEN ROAD

THE OPPORTUNITY HAS ARISEN TO ACQUIRE A SMALL BUILDING PLOT WITH FULL PLANNING CONSENT FOR THE ERECTION OF A SINGLE BEDROOM BUNGALOW LYING JUST OFF THE MAIN STREET IN GORDON IN THE HEART OF RURAL BERWICKSHIRE.

THE BUILDING PLOT OFFERED FOR SALE EXTENTS TO APPROXIMATELY 149 SQUARE METRES OVER WHICH PLANNING CONSENT HAS BEEN GRANTED FOR THE ERECTION OF A SMALL BUNGALOW, CONSENT WHICH CAN BE VIEWED BY ACCESSING THE SCOTTISH BORDERS COUNCIL PLANNING WEBSITE QUOTING REFERENCE 17/01491/FUL.

THERE IS ALSO A SECTION 75 AGREEMENT IN PLACE WHEREBY ANY DWELLING HOUSE ERECTED ON THE SITE HAVING MORE THAN ONE BEDROOM WOULD BE SUBJECT TO DEVELOPERS CONTRIBUTIONS AMOUNTING TO £3,567

Guide Price £30,000

**Office at
Bank Close, Galashiels, TD1 1BG**

Tel – 01896 663410

E-mail – property@iainsmith.co.uk

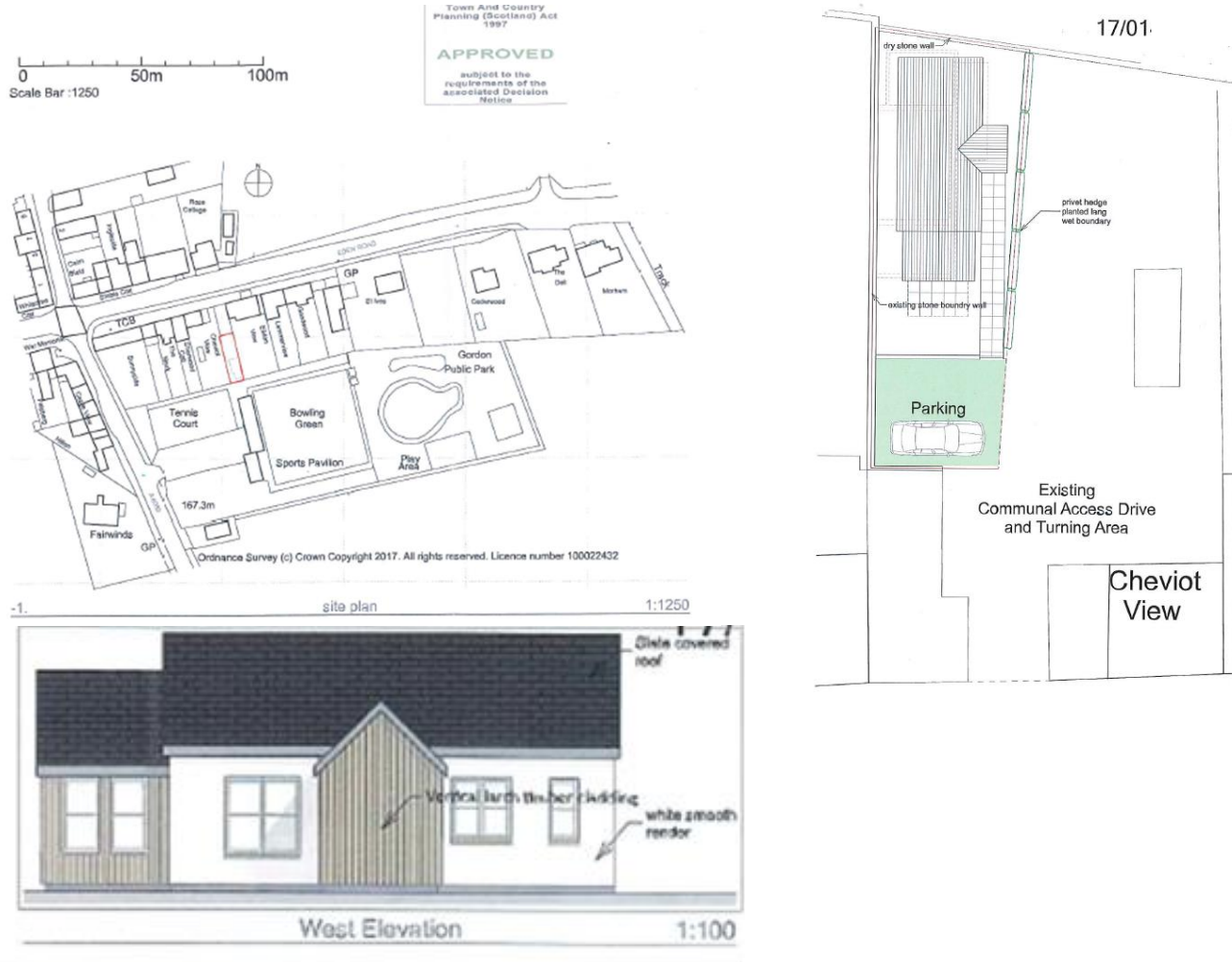
Check out our website at www.iainsmith.co.uk

The village of Gordon has a small village shop catering for day-to-day shopping needs with local transport, primary schooling, social and recreational facility's readily available with more comprehensive facility's and secondary schooling available in the border town of Earlston some 6 miles distant.

SERVICES

The site formerly accommodated a small dwelling house now in a semi ruinous state but a dwelling house which we understand was served by mains water, electricity and drainage.

Identifying the location of the site within the village is printed below.



PRICE

Guide Price of **£30,000** and all offers should be submitted in proper Scottish legal form to the Selling Agents (Ref. AMacD)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a **guide only and are not precise**. In particular, room measurements have been taken with a Sonic tape and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.
5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquiries into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.