

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

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Duns
TD11 3DR

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DUNS, Building Plot, Main Street, Gavinton, TD11 3QT

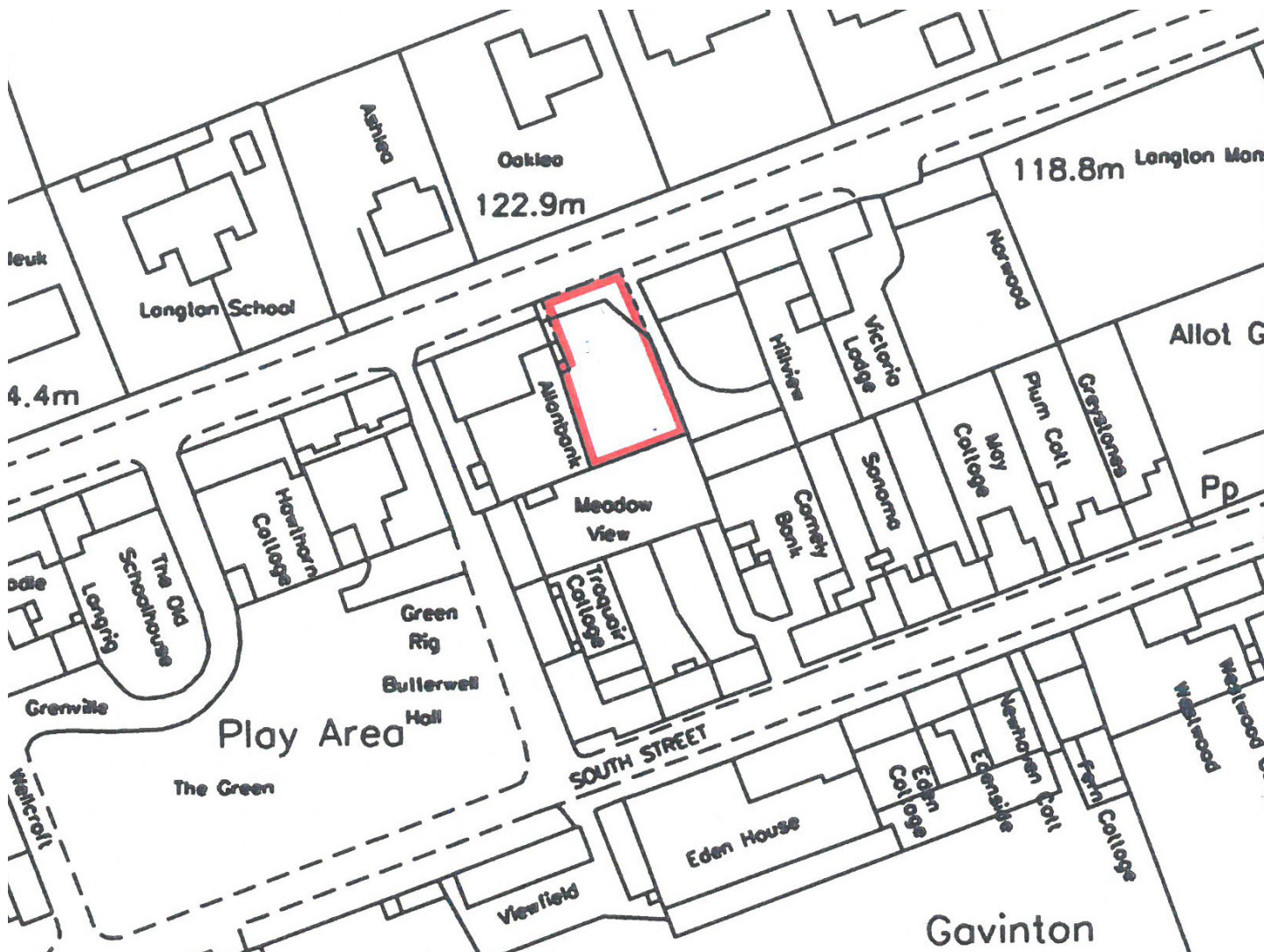
Guide Price £50,000

This is a rare opportunity to acquire a desirable residential building plot within this sought after conservation village. The plot, extending to 293 square metres has the benefit of Planning Permission for the erection of one dwellinghouse, and although unserviced, services are close at hand.

Set amidst glorious Borders countryside, the village of Gavinton lies approximately 2 miles west of the nearby town of Duns. The town has excellent shopping, recreational and educational facilities for its size. Duns lies approximately 15 miles from Berwick-upon-Tweed, with its mainline railway station, 17 miles from Kelso and 45 miles from Edinburgh.

PLANNING PERMISSION

Planning Permission (Ref 16/00269/PPP) was obtained on 13th January, 2017 for the erection of one dwellinghouse.



DEVELOPER CONTRIBUTION

An index linked Developer Contribution of £8,067 shall be payable to Scottish Borders Council within one month from the date of receipt of detailed consent or prior to the commencement of works relative to the development whichever is the earlier.

VIEWING

Viewing can be arranged through the Selling Solicitors.

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives.



NOTE

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.

See our website: www.jdca.co.uk