



## RESIDENTIAL BUILDING PLOT 2 LOCHSIDE, YETHOLM, KELSO TD5 8PD

*A building plot extending to 0.40 acre (0.16ha) located in a stunning rural area near Town Yetholm with a lovely open view over the Yetholm Loch Nature Reserve, pastoral farmland and the Cheviot Hills beyond. Outline Planning Permission has been granted under Ref: 19/01228/PPP.*

### LOCATION:

Lochside is situated close to the Conservation Village of Yetholm in an outstandingly beautiful part of the Cheviot Hills. Both the nearby Villages of Yetholm and Morebattle have a church, primary school and a village shop incorporating a post office. The charming market town of Kelso is seven miles away with a wide range of shops, services, facilities and High School. Edinburgh and Newcastle are easily accessible within an hour and a half making this location ideal for commuting as well as working from home.

### SERVICES:

Mains water, electricity, BT copper and high-speed Fibre Optic Broadband are available adjacent to the plot. A private sewerage system will be required.

### GENERAL:

There is a Section 75 Agreement in place but the contribution will be paid by the Seller.

### LOCAL AUTHORITY:

Scottish Borders Council.

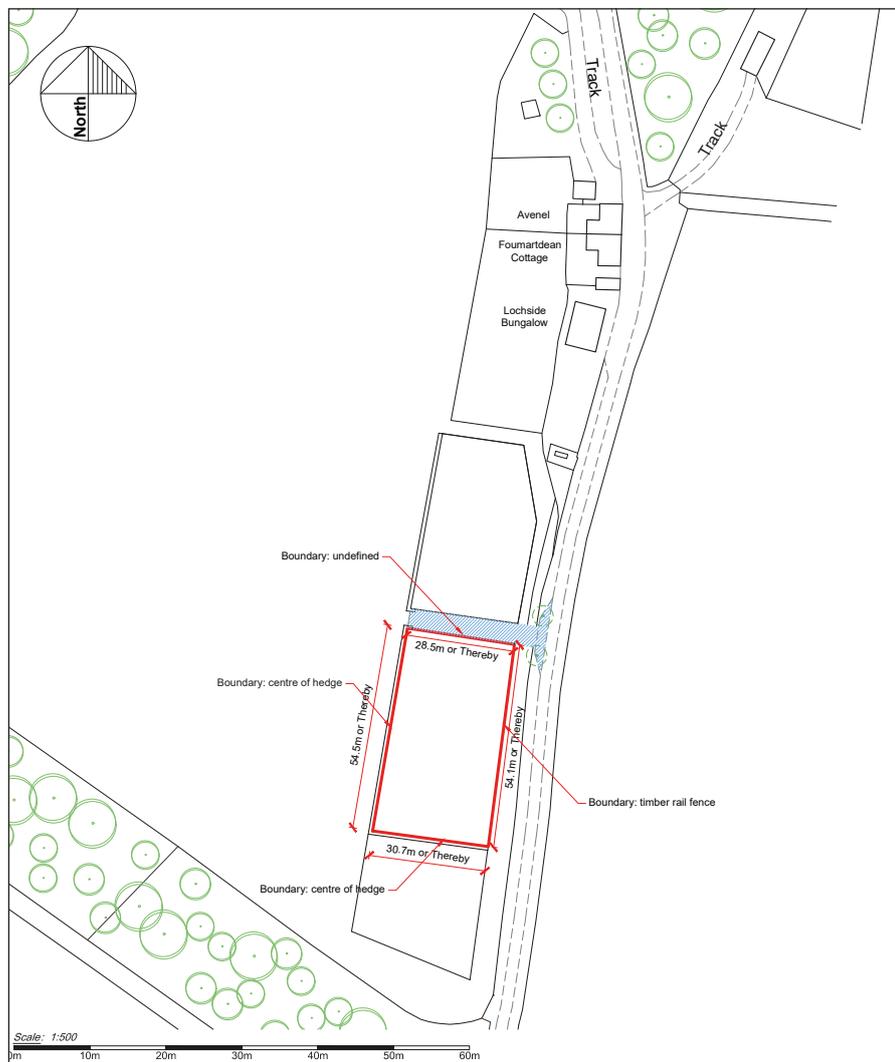
### DIRECTIONS:

From Kelso, take the B6352 to Yetholm. Approximately 6 miles from Kelso take the right hand turn to Lochside and follow the farm road for approximately ½ mile. The plot is situated on the right hand side and will be identified by the for sale board.

From Morebattle take the B6401 to Yetholm. On reaching Primside about 3 miles away turn left and follow the farm road for approximately 1 mile. The plot is situated on the left hand side.

### VIEWING:

Strictly by appointment through the sole selling agents.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



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