

**Jedburgh**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## The Lodge House, Bonjedward, Jedburgh, TD8 6UE

**Offers Over £35,000**



Constructed in the early 19th century with later additions, The Lodge House is a Category C listed building of historical interest. Once a one-bedroom detached bungalow, this charming property now presents a rare opportunity for restoration. However, the building is currently in a derelict state and requires substantial work to return it to a habitable premises. The property is in an unsound structural condition, and as such, will be sold as-is, subject to specific conditions that have been set out by SBC Planning Department and Historic Environment Scotland for any potential buyer.

# The Lodge House, Bonjedward, Jedburgh, TD8 6UE

Offers Over £35,000

#### Description and Conditions:

The Lodge House must be retained and refurbished into a domestic dwelling, as full demolition and rebuilding are not permitted. Originally a one-bedroom, one-bathroom property, it offers a unique project for a buyer with the vision to restore it. However, it is our understanding that there is no scope for further extension of the existing footprint and any alterations in this regard will be subject to a successful planning application with the relevant authority.

The property is not connected to any services, including gas, electricity, water, or drainage. Additionally, there is no parking or garden space associated with the property. A public footpath and cycle path run behind, to the side, and in front of the property, providing convenient access to public walking routes within the surrounding area. The waste and recycling bins for neighboring properties on the estate will remain in their current location.

Due to the current unsafe condition of the building, entry to the property is at the buyer's risk. It is important to note that this property requires a significant investment of time, effort, and resources to bring it up to modern living standards. It presents a unique opportunity for a buyer with the expertise and resources to undertake such a project, but it is not suitable for those seeking a turnkey home.



#### Location:

Straddled by the A68, Jedburgh enjoys easy access to many of the principal towns and employers of the region and is readily accessible to major road links both north and south bound. The town of Jedburgh itself, which has the Jed Water running through it, provides many attractions including Jedburgh Abbey, Jedburgh Castle and Jedburgh Castle Jail to name a few. It has a good range of shops and amenities, a selection of leisure facilities and both primary and secondary schooling and is surrounded by the typical scenic countryside for which the Borders Region is renowned.

#### Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

#### Viewings and Lending Restrictions:

Viewings are strictly by appointment with the Selling Agent. Please note from the outset that this property is subject to restricted viewing due to limitations concerning its mortgageability. It is anticipated that the property may not be suitable for standard lending purposes, and any interested parties are strongly advised to seek expert advice. The agent reserves the right to refuse viewings to anyone not in a proceedable position, given the safety concerns related to on-site visits. Additionally, unaccompanied site visits are prohibited and are at individuals own risk.



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

Full members of:

