

Kelso
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SOLICITORS & ESTATE AGENTS

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Development Site, South West of Glebe Cottage, Teviot Road, Roxburgh, Kelso

A fantastic opportunity to secure a well-positioned development plot within the highly sought after village of Roxburgh, just a short distance from Kelso. Extending to approximately 0.28 acres, the site sits within an established residential setting surrounded by quality housing and open countryside, offering an excellent foundation for a bespoke new home.

The plot benefits from pre-planning approval for a single dwelling, providing buyers with a clear starting point for development. With services available at the kerbside, connection to mains supplies is straightforward, making the site particularly appealing to self builders and small developers seeking a manageable, high-quality project in a premium rural location.

Roxburgh remains one of the Borders' most desirable villages, thanks to its peaceful setting, excellent access to Kelso and strong community feel. The village is also now benefiting from the installation of new high fibre broadband, significantly enhancing connectivity for modern living, remote working and future-proofed home design.

Opportunities of this nature are rare, and demand for self-build plots in the Kelso area continues to be healthy. However, as with all development sites, interest levels can vary depending on buyer requirements and timescales.

Site Access

The plot is accessed via a shared driveway which is jointly used with the neighbouring property, Glebe Cottage. While the access and maintenance obligations will transfer to the new purchaser as part of the sale, the ownership of the access itself will remain with the current proprietor. This arrangement will be clearly set out within the legal documentation to ensure clarity for all parties.

Viewings:

Strictly by appointment with the selling agent. Please call Cullen Kilshaw Kelso on 01573 400399 to arrange your appointment.

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.

Planning Reference:

The plot benefits from pre-planning approval for one residential dwelling, granted under planning reference 25/00429/PPP. Interested parties can review the full decision notice, associated documents and site plans by searching this reference on the Scottish Borders Council planning portal.



Full members of:



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.