Jedburgh
Call 01835 863202

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Development Plot, West Of Springfield, Lanton Road, Jedburgh, TD8 9RZ

A Rare Self-Build Opportunity in the Heart of Jedburgh

Enjoying a central position within the historic Borders town of Jedburgh, this exciting development plot offers a fantastic opportunity to create a bespoke home in a sought-after and well-connected location.

Extending to approximately 1,100m² (0.27 acres), the site benefits from Planning Permission in Principle for the construction of a detached 1¾ storey dwelling with garage and private driveway parking. Environmental and arboricultural assessments have been completed, confirming there are no significant constraints to development, providing an excellent foundation for a future self-build project.

Situated just off Lanton Road, the plot is conveniently placed within easy walking distance of the town centre and the wealth of amenities on offer, whilst enjoying a peaceful setting with an established green backdrop.

Planning and Services

Planning Permission in Principle has been granted under Scottish Borders Council Planning Reference: 23/01487/PPP. Further details can be obtained via the Scottish Borders Council planning portal.

Mains water, drainage and electricity services are understood to be available nearby. The approved proposal includes connections to mains services, with heating and hot water supplemented by renewable energy sources.

Environmental and Planning Overview

Comprehensive arboricultural and ecological assessments have been undertaken for the site, with both reports concluding that there are no significant constraints to residential development. The proposed development is considered suitable from both environmental and tree management perspectives, subject only to standard mitigation measures typically associated with new-build projects.

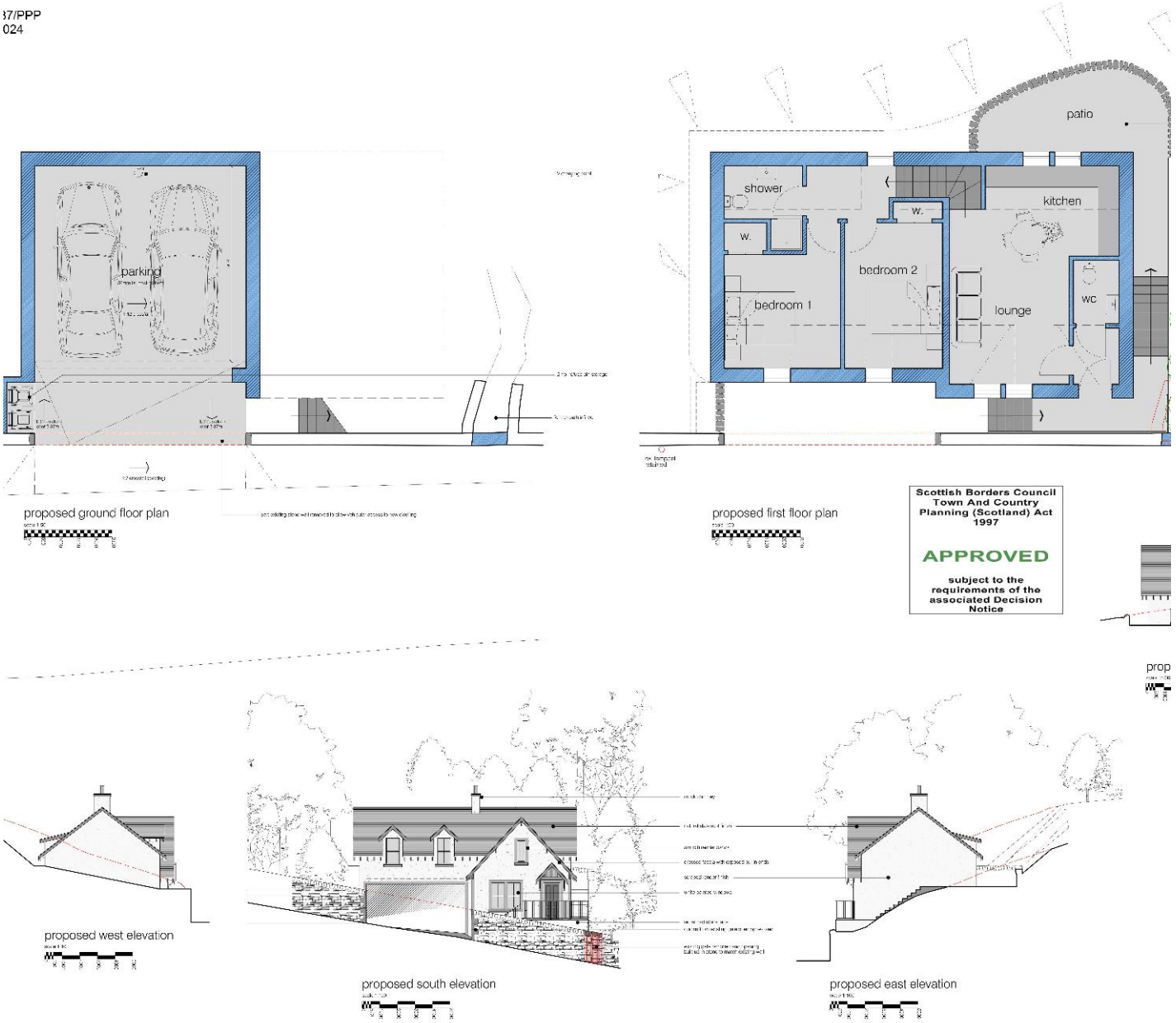
A key advantage of the site is that the majority of established trees can be retained, helping to preserve the attractive green setting while accommodating development. No protected trees, Tree Preservation Orders, invasive plant species, or evidence of badger activity were identified.

Ecological recommendations are routine in nature and include a precautionary inspection of part of the boundary wall prior to demolition, together with biodiversity enhancements such as native planting and the installation of bird and bat boxes. These measures are intended to enhance the site's environmental value and support sustainable development.

Overall, the reports provide a positive foundation for development, confirming that the site presents an excellent opportunity for a high-quality residential project in a desirable setting

Directions

For those using What3Words, the location of the plot can be identified using: ///populate.twin.stutter



Full members of:

OnTheMarket.com rightmove bspc espc spc scotland

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.