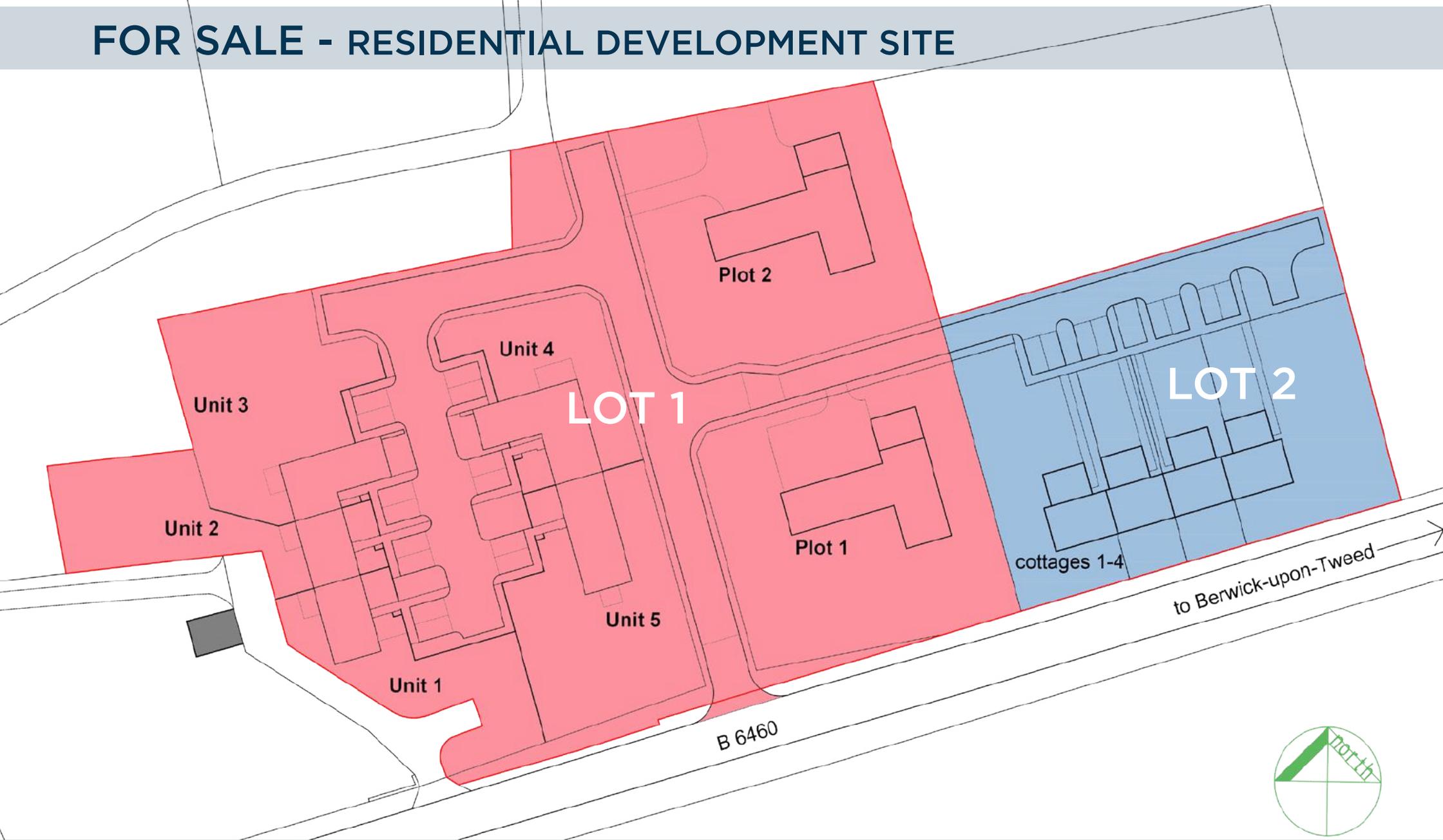


# FOR SALE - RESIDENTIAL DEVELOPMENT SITE



**Blackadder Bank  
Whitsome**

Berwickshire, TD11 3LZ

**fbrseed**

LAND AGENTS &  
CHARTERED SURVEYORS



Blackadder Bank, Whitsome, Berwickshire

# Blackadder Bank Whitsome

Berwickshire, TD11 3LZ

Duns 7.5 miles • Berwick upon Tweed 8.5 miles • Edinburgh 52 miles  
(Distanced approximate)

An exciting opportunity to acquire an attractive residential development opportunity well located in the heart of the Tweedside Merse.

- Attractive row of four traditional 'C' Listed Cottages
- Traditional Steading Buildings with consent for conversion into five residential units
- Two new build house plots
- Wonderful rural yet accessible location
- Generous site extending to approximately 1.54 hectares (3.81 acres) in total

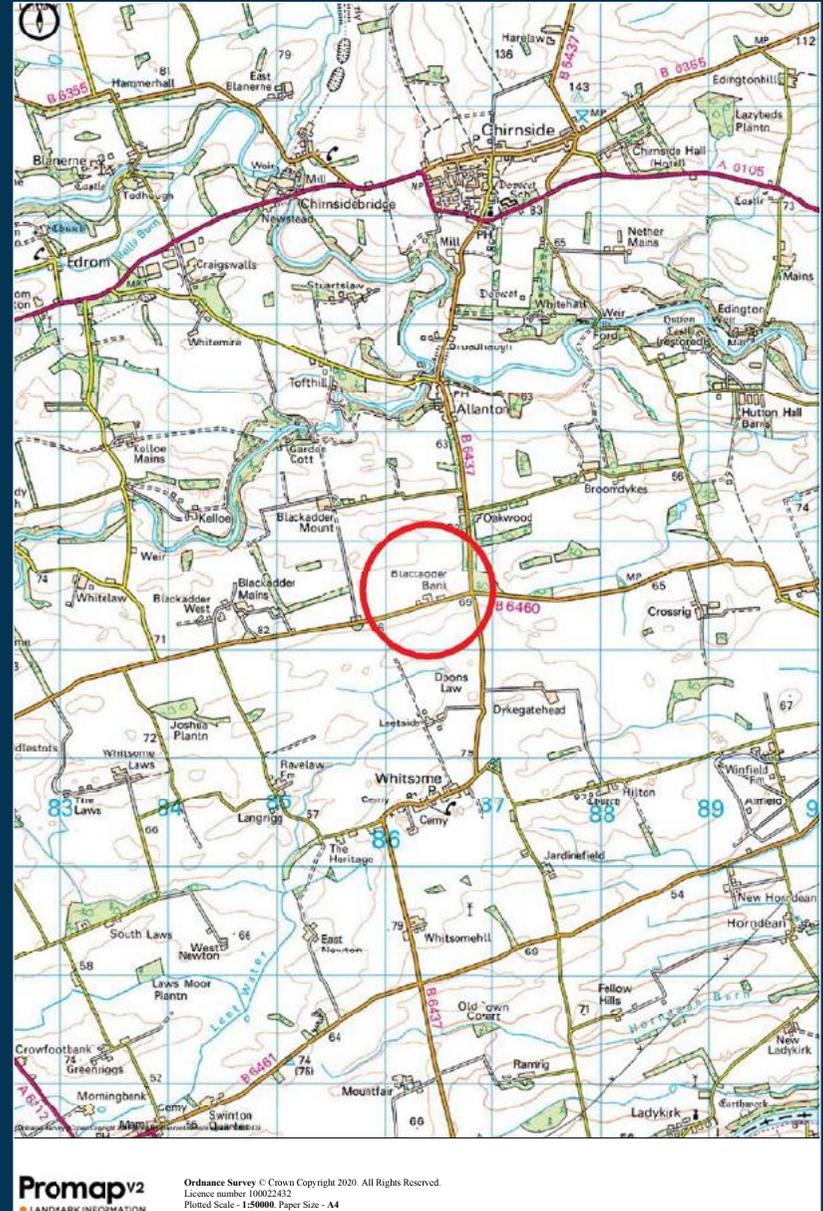
**For sale as a Whole or in Two Lots**

**Lot 1 – Steading & Plots 1.31 Ha (3.23 acres)**

**Lot 2 – Four Cottages 0.23 Ha (0.58 acres)**

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## INTRODUCTION

### Situation

Blackadder Bank is beautifully situated, in a pleasant rural location approximately 2 miles equidistant of the pretty villages of Allanton and Whitsome in the heart of the Scottish Borders. This is an essentially rural community yet just 7.5 miles from Duns and 8.5 miles from Berwick upon Tweed which both offer a good range of shops, educational and recreational facilities as well as sports centres. Berwick upon Tweed also has a main line railway station, which offers regular rail services on routes to Edinburgh, Newcastle-upon-Tyne (both approximately 45 minutes) and London (approximately 3.5 hours). The A1(T) is approximately 10 miles distant allowing quick access to the north and south by car making this an ideal location for commuters.

The area provides a good variety of outdoor pursuits such as the renowned salmon and sea trout fishing on the River Tweed, golf at Eyemouth, Goswick, The Hirsell and Dunbar and horse racing at Kelso, Musselburgh and Newcastle. More generally, the area offers a wealth of sporting and leisure facilities and a wonderful quality of life.

### Directions

The property is located on the north side of the B6460 (Greenlaw to Berwick upon Tweed road) just before the crossroads leading to Allanton and Whitsome. The postcode for satellite navigation is TD11 3LZ.

### Description

The property provides a unique and attractive residential development opportunity. It was originally part of the Blackadder Estate which was sold off compartmentally in 1925 and comprises a row of four 'C' Listed traditional cottages, a traditional steading complex and a gap site which now has planning permission for two new build houses. This site is now being offered for sale as a whole or in two lots:

## LOT 1 - 1.31 HA (3.23 ACRES)

### The Steading

The steading buildings benefit from Full Planning Permission (subject to conditions) under Ref 19/00369/ FUL to create five well designed and attractive family homes with accommodation as outlined in the following table:

Unit No	Accommodation	
	Ground Floor	First Floor
Unit 1	Hall; Kitchen/dining/living; Utility; Lounge.	Master bedroom with en-suite shower room; Bedroom 2; Bedroom 3; Family bathroom.
Unit 2	Hall; Kitchen/dining/living; Utility; Lounge.	Master bedroom with en-suite shower room; Bedroom 2; Bedroom 3; Family bathroom.
Unit 3	Hall; Kitchen/dining/living; Utility; Store; Bedroom 1; Bedroom 2; Bathroom.	Lounge; Study; WC.
Unit 4	Hall; Kitchen/dining/living; Utility; WC; Lounge; Bedroom 1; Bedroom 2.	N/A.
Unit 5	Hall; Kitchen/dining/living; Utility; Master bedroom with en-suite; Bedroom 2.	Lounge.

### The Plots

Planning permission has been granted for two individual house plots located between the steading and the four cottages.

The plots are both of a generous size and provide scope for creation of two fantastic family homes.

**Plot 1** (planning ref: 19/00370/FUL) - 0.13 Hectares (0.32 acres)

**Plot 2** (planning ref: 19/00371/FUL) - 0.14 Hectares (0.34 acres)

The approved house design for each plot provides a detached house with a light and spacious layout that is very practical for family living. The proposed accommodation within each house comprises:

**Ground Floor** - Entrance porch; Entrance hall/Sunroom; Kitchen/dining/lounge; Utility; Boots; Master bedroom with en-suite; Home office/Bedroom 4; Integrated integrated garage/workshop.

**First Floor** - Hall with under eaves storage cupboards and study area; Bedroom 2; Bedroom 3 and Bathroom.

### Local Contributions

Planning permission has been granted subject to a Section 75 Agreement which provides that the developer will pay to Scottish Borders Council the sum of £26,360 in respect of the steading development and £5672 for each plot as a contribution to the "Education and Lifelong Learning" and "Affordable Housing" funds. It is a condition of sale that the successful purchaser will be liable for these costs.

A copy of the planning, listed building permissions and Section 75 Agreement can all be obtained using the Online Planning Portal quoting the reference numbers above or from the Selling Agents.



## LOT 2 - 0.23 HA (0.58 ACRES)

### The Cottages

The cottages date from the late 19th Century and benefit from many ornate features including dressed stone, arched windows and doors and a distinctive roof covering with ornamental bands of fishscale slating which is a distinctive feature of the Blackadder Estate. The cottages benefit from Full Planning (Ref: 19/00368/FUL) and Listed Building Consent (Ref: 19/000367/LBC) for alteration and extension to create the following accommodation within each cottage:

Ground Floor - Open plan living/dining/kitchen; Utility room; Bedroom 1; Bathroom.

First Floor - Two Bedrooms (one with en-suite).

### GENERAL

#### Services

The farm buildings are currently serviced by mains electricity and mains water. Private drainage will be required for the steading development and plots.

The cottages are serviced by mains electricity and water with drainage to a private septic tank. Upgrade and supersession of these services will be necessary within the development of the site.

It is noted that the purchaser will be granted service rights as necessary for property to be properly serviced. It is likely that there will be several shared rights and responsibilities, and these will be agreed at the point of sale.

#### Access

Access to the site is currently taken directly off the B6460. It is a condition of the planning permission that a new internal road leading to the steading, plots and cottages is created from the public road and that the existing access to the four cottages is closed off.

Should the property be sold in two separate lots then the seller will undertake to install a new access road from the public road to the edge of the cottages site boundary within 12 months of completion. The road will be finished to standard approved by the Local Authority as required by the existing planning permission. Once completed future maintenance will be on a user basis.

### Boundaries

The purchaser will be responsible for erecting all site boundaries to a stock proof condition within six months of completion of sale and thereafter responsible for 100% of the cost of maintenance/renewal.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Tenure

Freehold.

### Viewing

Strictly by appointment with the Selling Agents.

### Health & Safety

For your own personal safety please be aware of potential hazards within the properties when viewing.

### Agricultural Buildings

The Vendors will retain the right to remove at their own cost some of the modern buildings which would require to be demolished as part of the planning consent. Should they wish to do so these buildings would be removed within three months of completion of sale with final details agreed at the point of sale.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Date of Entry

By mutual agreement.

### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

### PARTICULARS AND MISREPRESENTATION -

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

#### IMPORTANT NOTICE

FBR, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

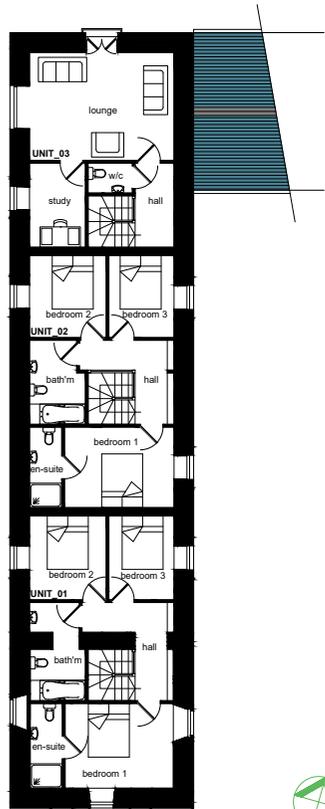
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

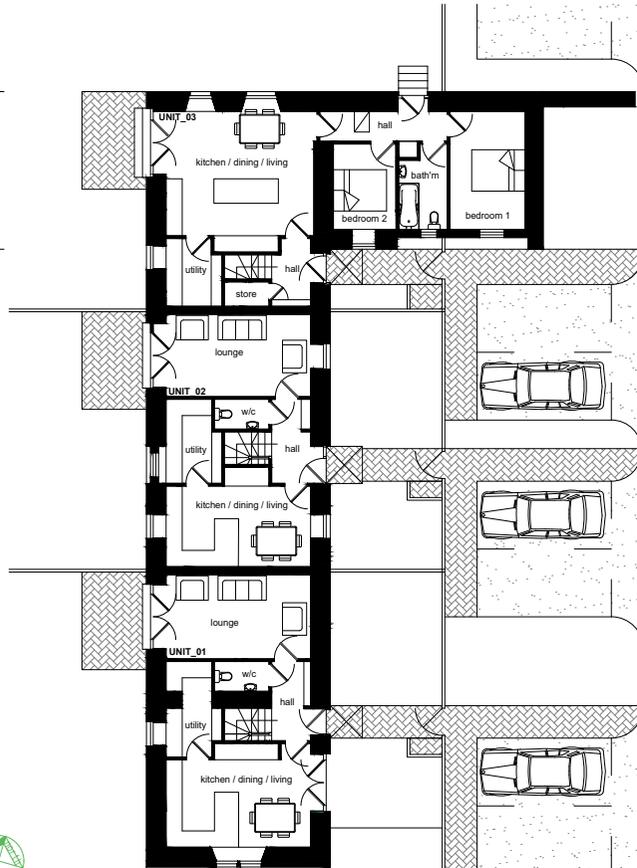
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID in order to comply with anti-money laundering regulation.

These Particulars were produced April 2021.

# Steading Plans 1-3

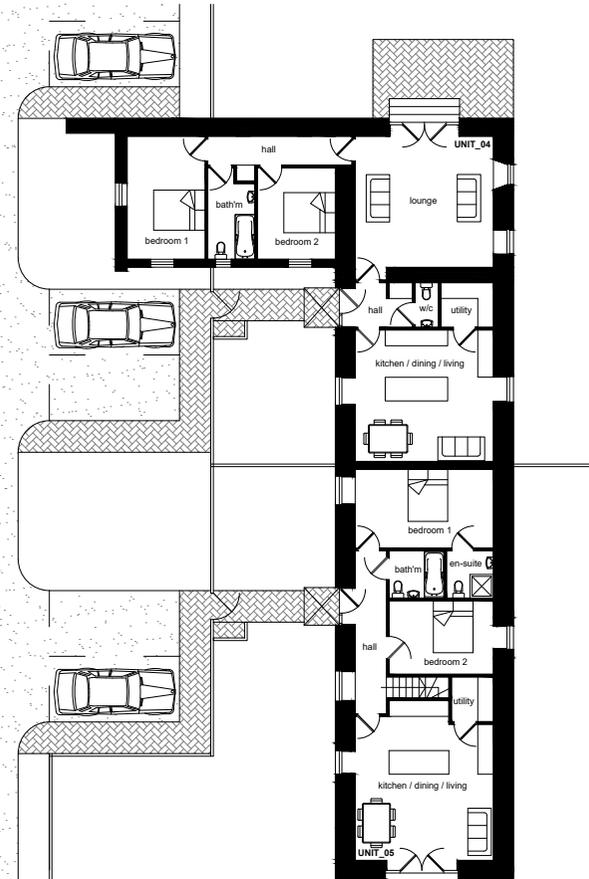


First Floor

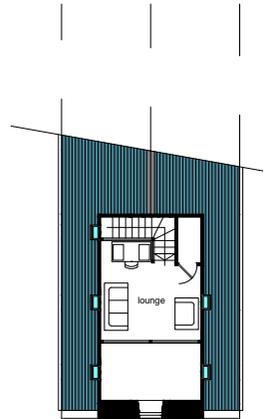


Ground Floor

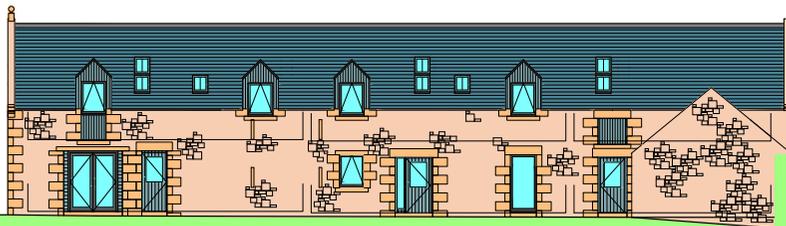
# Steading Plans 4-5



Ground Floor



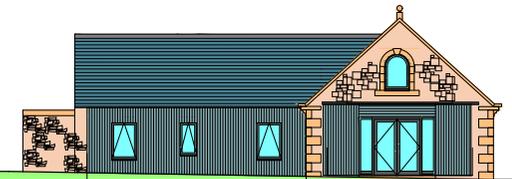
First Floor



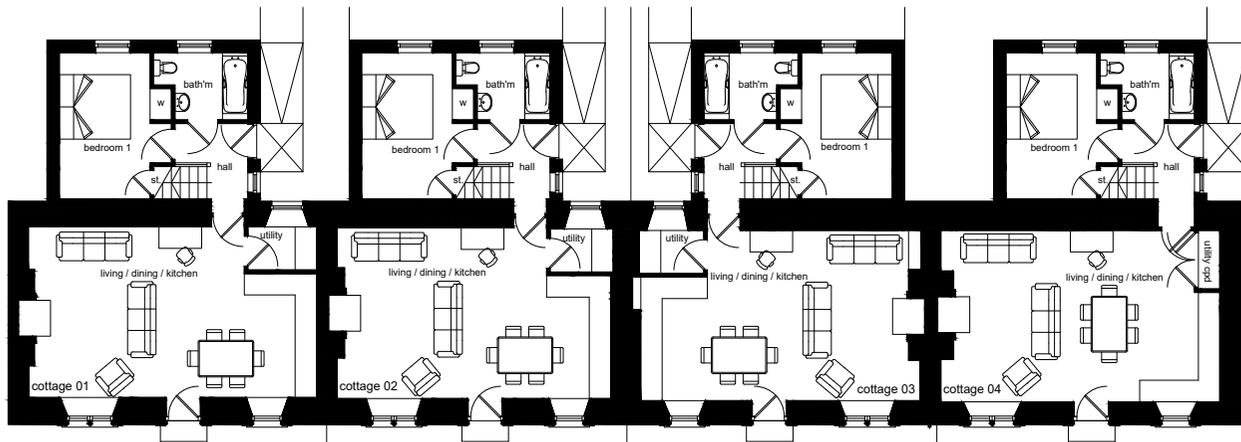
East Elevation - internal courtyard



South Elevation



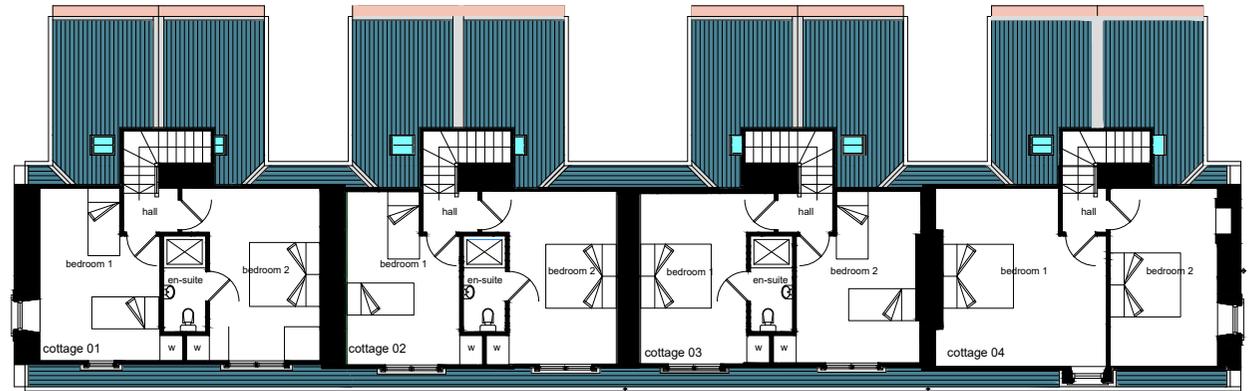
East Elevation



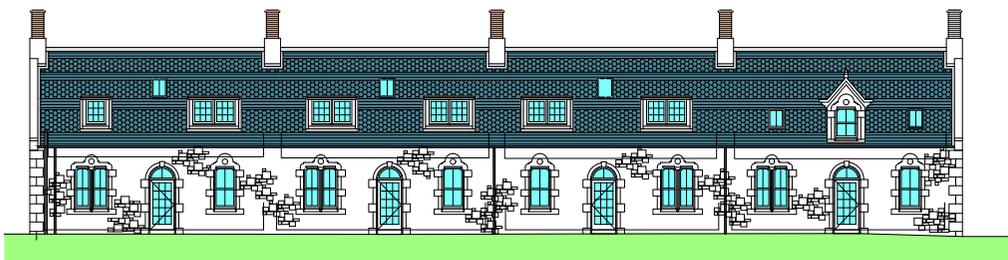
Ground Floor



# Cottage Plans



First Floor



South Elevation



North Elevation

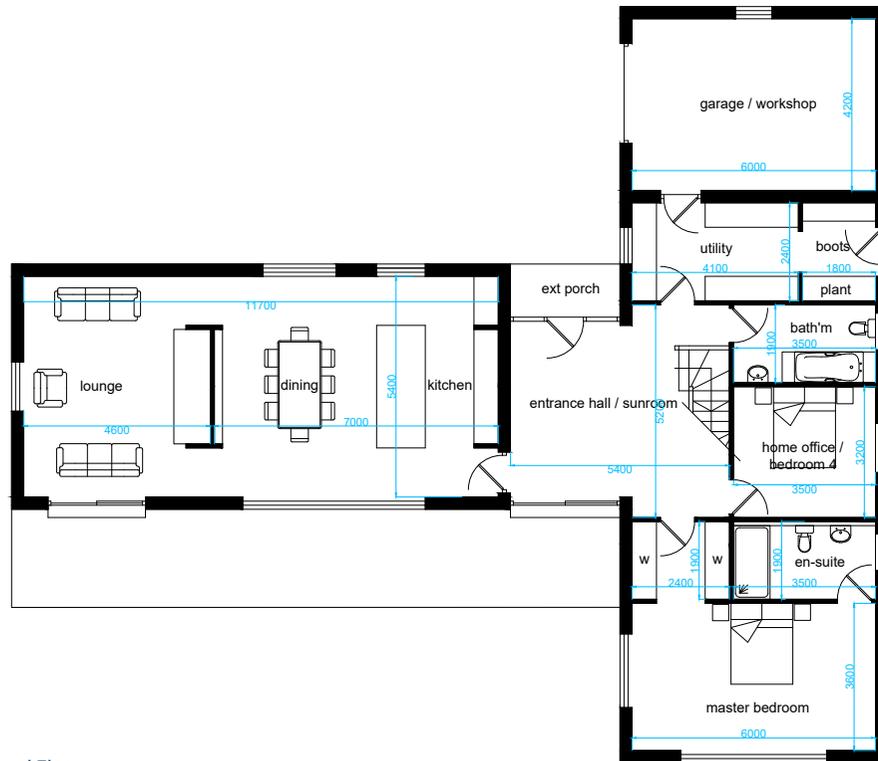
# Plans for Plots 1&2



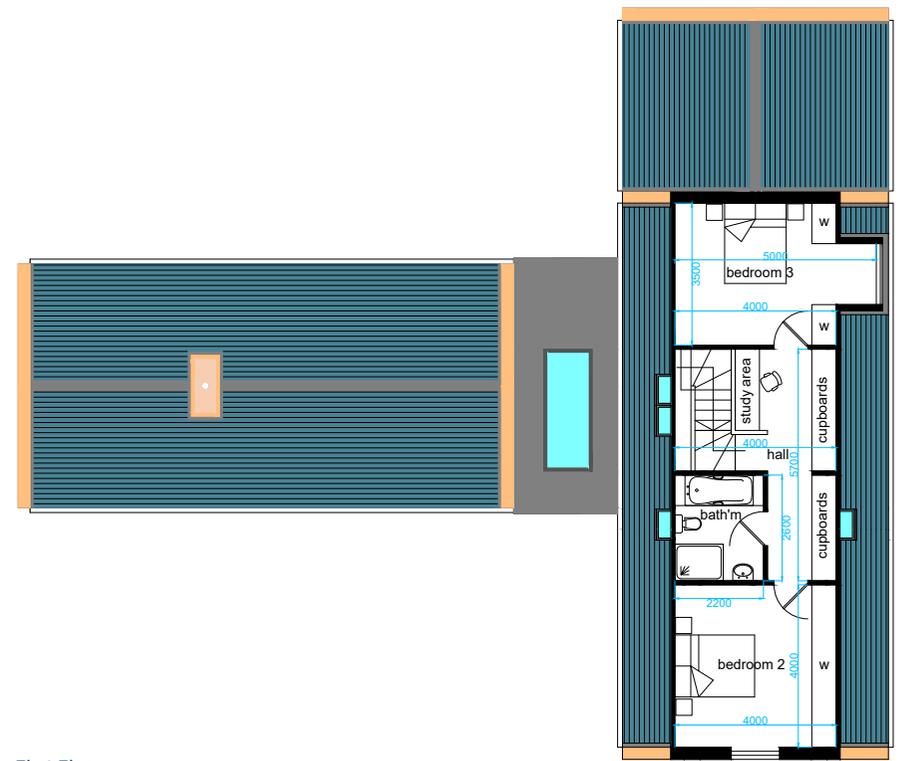
South Elevation



North Elevation



Ground Floor



First Floor



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