

FOR SALE



RESIDENTIAL DEVELOPMENT OPPORTUNITY
GUARDS ROAD, COLDSTREAM, SCOTTISH BORDERS

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LAND AGENTS &
CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

GUARDS ROAD, COLDSTREAM, SCOTTISH BORDERS

Kelso 9.5 miles, Duns 10.3 miles, Berwick upon Tweed 14.5 miles, Edinburgh 48 miles.

A residential development site zoned within the Local Plan for seven dwellings located within a prominent position in the popular town of Coldstream. The site extends to 0.27 hectares (0.66 acres) or thereby in total.

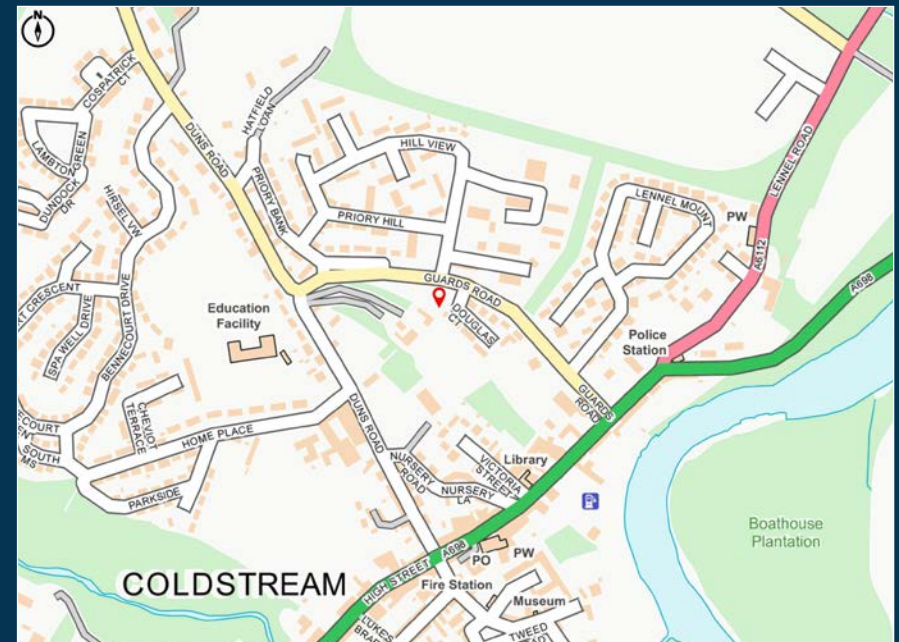
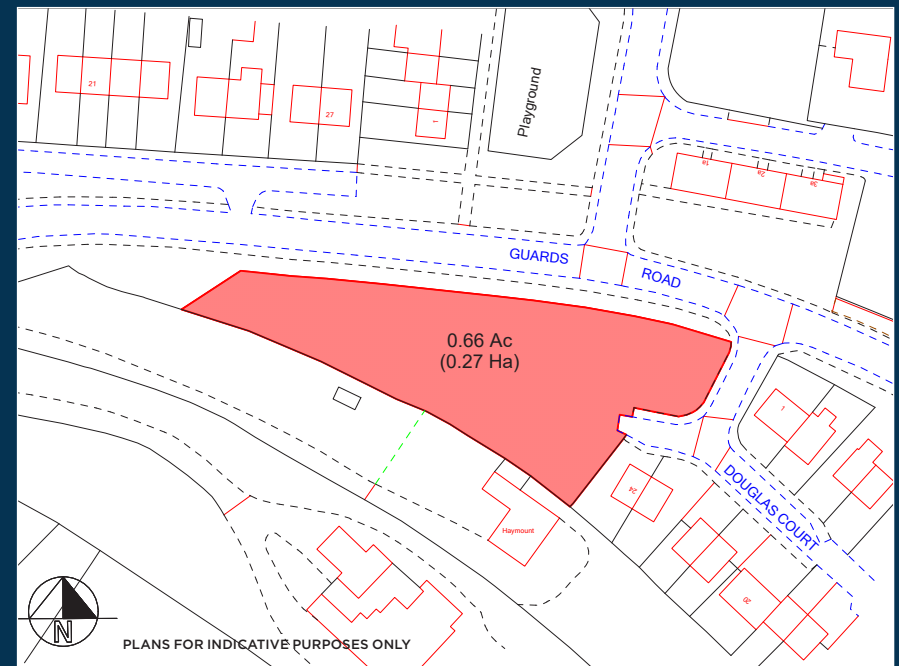
- **Within commuting distance of Edinburgh.**
- **Site services nearby.**
- **Excellent access direct from Douglas Court.**
- **Rare development opportunity.**
- **Would also be an ideal plot for a self-builder to create a single dwelling (subject to obtaining planning permission)**

For Sale with Vacant Possession as a Whole

Offers over £150,000

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SITUATION

The subject site is located in a prominent position just off Guards road close to the town centre of Coldstream in the Scottish Borders. Coldstream, which had a population of 1846 within the 2001 census, is the first Border town in Scotland and is renowned for its picturesque setting on the River Tweed with Cheviot Hills in the backdrop. This is a rural town with a good community spirit being hometown to the regiment of the Coldstream Guards and with its annual borders festival. The town is centred around a principal high street which has a good variety of shops and services including pubs, cafes, doctors, dentist and thriving community centre. The Hirsell estate is within walking distance and is a popular attraction with its own 18 hole golf course, art gallery, café and a variety of woodland walks. Coldstream has excellent transport links being just over the English border and with a main east coast railway station at Berwick upon Tweed just 9 miles distant. The surrounding area offers a number of well regarded towns, a wealth of sporting and leisure facilities and a first class quality of life.

DIRECTIONS

From the high street in Coldstream (A698) turn onto Guards Road (signposted for Duns) and follow the road for approximately 300m before arriving at the site on the left-hand side of the road. For direction please use what3words: Shelter.emulating.nurses

DESCRIPTION

The property comprises a relatively level "triangle shaped" site extending to approximately 0.27 hectares (0.66 acres) or thereby with access taken directly from an existing hammerhead just off Douglas Court. The site is currently laid to grass and is unenclosed.

PLANNING

The site is zoned for residential development within the adopted Scottish Borders Local Development Plan (2016) under site reference BCS3A with an indicative site capacity of 7 units.

Site Requirements include:

- Maintain grass verge facing onto Guards Road, with planting on western side, and hedge planting along northern edge
- Take vehicular and pedestrian access from Douglas Court
- Ensure amenity of neighbouring residential properties is protected
- Provide for a central courtyard to ensure overlooking of parking area.

The site has also been included in the proposed new development plan under the same reference with site requirements set out as:

- Appropriate landscaping within the site.
- Take vehicular and pedestrian access from Douglas Court.
- Ensure amenity of neighbouring residential properties is protected.

Copies of the Local Plan can be obtained from the Scottish Borders website or by request from the Selling Agents.

LOCAL CONTRIBUTIONS

It is likely that any proposed development will be subject to a Section 75 Legal Agreement with Scottish Borders Council in respect of Local Contributions. It is a condition of sale that the purchaser will be responsible for payment of all outgoings in this respect.



SERVICES

It is understood that site service connection for water, power and sewage are located nearby. Interested parties are advised to make their own enquiries in respect of the proposed development.

BOUNDARIES

The purchaser will be responsible for erecting and maintaining all boundary fences.

ACCESS

The site is currently accessed directly from the hammerhead at Douglas Court and we are advised that all necessary rights of access to the site have been established. The purchaser will be responsible for any necessary upgrade works in connection with development of the site.

SITE CONDITIONS

The purchaser/ developer will be responsible for any assessment of ground conditions.

LOCAL AUTHORITY

Scottish Borders Council, Newtown St Boswells, Melrose TD6 0SA. Tel: 0300 100 1800.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties.

A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

VIEWING

Strictly by appointment with the Selling Agent. Prospective purchasers view at their own risk and are required to exercise proper care.

RIGHTS, EASEMENTS & OUTGOINGS

The property is sold subject to and with the benefit of all rights of way whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions, and burdens of whatever kind, whether referred to in these particulars or not. The Purchaser will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information. Prior to viewing Prospective Purchasers are advised to seek their own professional advice.

2. 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. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated in a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4. Third Party Rights and Servitudes

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, whether contained in the title deeds or informally constituted and whether or not referred to above.

5. Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agent. A closing date may be set although the seller reserves the right to negotiate a sale with a single party. All interested parties are advised to instruct their solicitor to note their interest with the Selling Agent immediately after inspection.

6. Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to FBR, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept and offer at any time or withdraw the property from the market. The Seller will not be liable for costs incurred by interested parties.

7. Anti-Money Laundering Regulation

The purchaser will be required to provide proof of identification in order to comply with anti-money laundering regulation.

8. Particulars prepared in August 2022. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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