

DM HALL

For Sale

Development site

Land Southwest of
West Lodge
TD9 8SA



0.48 Acres
(0.194 Ha)

Property Details

- Rare opportunity to purchase a development site on the outskirts of the picturesque village of Minto
- Approved planning permission subject to conditions.
- Situated on a site circa 0.48 Acres (0.194 Ha)
- Offers over £125,000 excl of VAT

LOCATION:

The subjects are located Plot 3 on Land to the South-West of West Lodge, on the outskirts of Minto, a small village located in the Scottish Borders. The village lies close to the river Teviot and lies adjacent to the entrance to Minto Golf club. The subject's location is 6 miles northeast of the closest town, Hawick. Hawick is a prominent Borders town located some 50 miles or so south of Edinburgh and straddling the A7 Edinburgh to Carlisle trunk road route. The population is currently around 14,000 people and the town occupies a prominent location. Whilst Hawick is the largest of the Borders settlements, the principal shopping facilities are located within Galashiels, some 18 miles or so further north along the same A7 arterial road route. More specifically, the site lies adjacent to the entrance to Minto Golf Club which hosts an 18 hole golf course and clubhouse open to the public.



Property Details

DESCRIPTION:

The subjects comprise Plot 3 within a small development where 2 larger style house units have already been completed. This final site extends to approximately 0.48 acre (0.194 hectare) and comprises a cleared site within a light woodland setting on the edge of the village. The site is bounded on the north and east by the public road/grass verge and to the south by open farmland.

The site has had planning permission approved on appeal (Planning appeal reference: PPA-140-2092) subject to conditions.

ACCOMMODATION & FLOOR AREAS :

Floor	Accommodation	sq m	sq ft
One and a half story bungalow	4 bedroom house	253.5	2,762

SERVICES:

We understand that mains water, electricity and gas will be available to the site and that drainage will be to an existing septic tank.

PROPOSAL:

Our client is seeking offers over £125,000 for the heritable interest of the site.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

Harry Pattullo MSc

Harry.pattullo@dmhall.co.uk

DM Hall Commercial

**17 Corstorphine Road, Murrayburgh House
Edinburgh, EH12 6DD**

0131 624 6130

DM HALL



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RICS

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