

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

Allars Mill,
Jedburgh, TD8 6NR

Allars Mill Jedburgh TD8 6NR

Guide Price: £500,000

Exciting development opportunity in the Scottish Borders on the outskirts of Jedburgh.

- Site extends to c. 3.06 ha (7.56 acres)
- Potential for a number of residential plots subject to obtaining the relevant planning permission
- Picturesque location
- Accessed directly from the A68



youngsRPS 

Dumfries - 01387 402277

Hexham - 01434 608980

www.youngsrps.com



DESCRIPTION

We are delighted to offer for sale a potential development site extending to circa 3.06 ha (7.56 acres) in a picturesque riverside location in the Scottish Borders.

The site slopes down towards the Jed Water and is bounded by a mixture of hedges and mature trees.

Access is directly off the A68 onto a tarmac track which leads over the Jed Water to the site. There are currently some disused buildings on the site, the Vendors will be prepared to demolish and clear the site before completion of a sale if required by a Purchaser.

Whilst it is believed the site is suitable for residential development, it is likely that access will be a factor in determining the density of development. Purchasers should make their own enquiries.

LOCATION

The site is located just south of Jedburgh, 'the historic gateway to Scotland'.

Jedburgh centre, under one mile from the site offers an excellent

range of local shops and services. Kelso is just 12 miles north east provides a wider range of amenities. Edinburgh city centre is some 47 miles to the north with Newcastle city centre some 56 miles.

The A68 provides excellent links north and south with onward access to the A1 and M6. There is a regular bus service through Jedburgh. Newcastle International Airport is located 50 miles to the south east and Edinburgh Airport is 54 miles to the north west.

SERVICES

We are advised mains water, mains electric and mains drainage services are close to the site. Interested parties should satisfy themselves with their own investigations.

LOCAL AUTHORITY

Scottish Borders Council – 0300 100 1800.

LEGAL FORMALITIES

Offers in Scottish Legal Form to be submitted to the Vendor's solicitors. A closing date for offers may be fixed and prospective Purchasers are advised to register their interest with the Agents following inspection.

SOLICITOR DETAILS

Mr B Meldrum
Murray Beith Murray
3 Glenfinlas Street
Edinburgh
EH3 6AQ

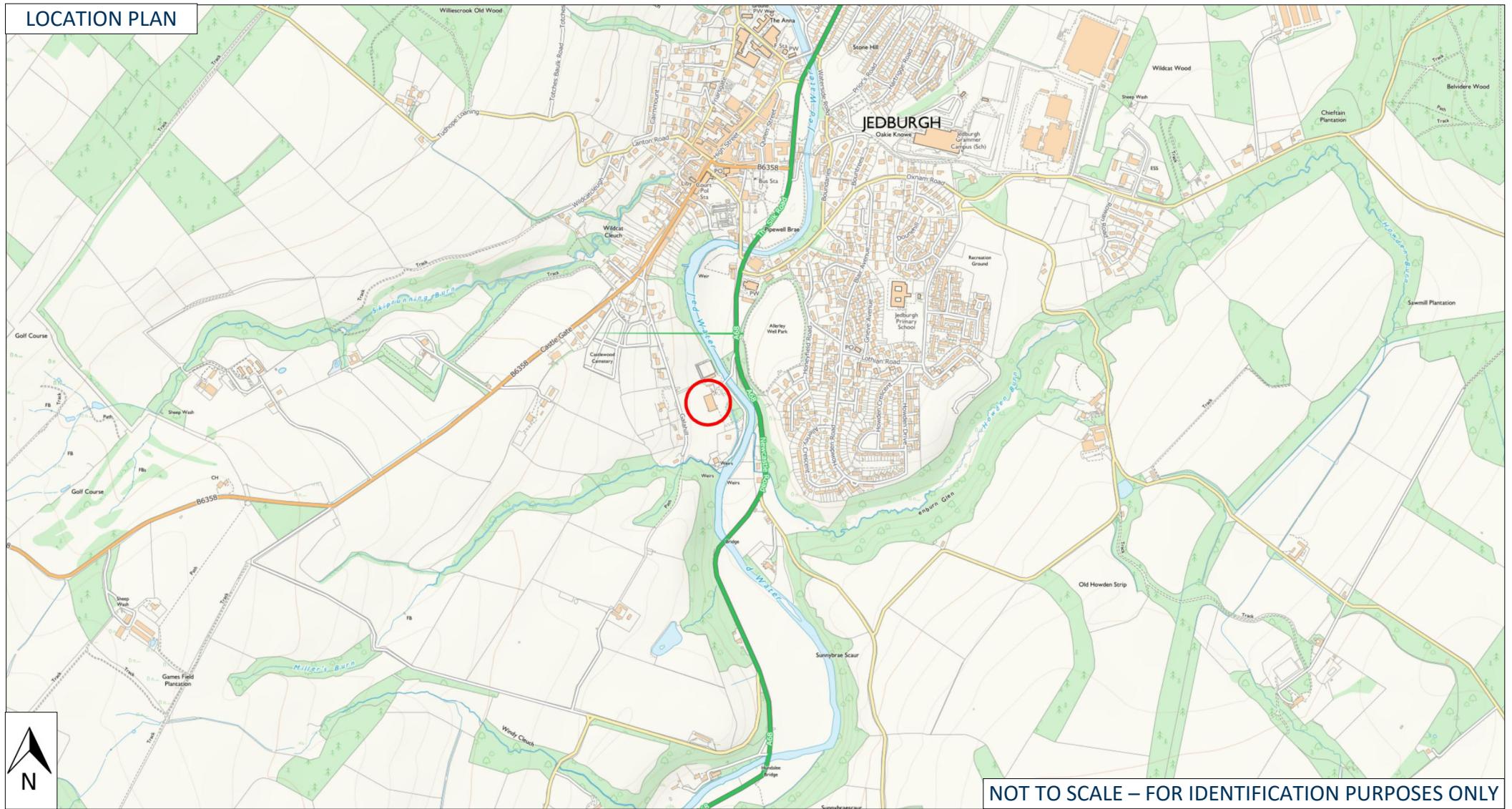
SERVITUDE RIGHTS, BURDENS, WAYLEAVES, STATUTORY PUBLIC & OTHER ACCESS RIGHTS

The property is sold subject to and with the benefits of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser will be held to have satisfied themselves as to the nature of all such servitudes rights and others following their solicitors' examination of the title deeds.

VIEWINGS

Viewing is strictly by appointment, please contact YoungsRPS, Dumfries on 01387 402277 or Hexham on 01434 608980.

LOCATION PLAN



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Hexham
 Priestpopple, Hexham,
 Northumberland, NE46 1PS
 T: 01434 608980 / 609000
 hexham@youngsrps.com

Newcastle
 23 Grey Street,
 Newcastle, NE1 6EE
 T: 0191 2610300
 newcastle@youngsrps.com

Alnwick
 31-33 Bondgate Within,
 Alnwick, NE66 1SX
 T: 01665 606800
 alnwick@youngsrps.com

Sedgefield
 50 Front Street, Sedgefield,
 Co. Durham, TS21 2AQ
 T: 01740 622100 / 617377
 sedgefield@youngsrps.com

Northallerton
 80-81 High Street, Northallerton,
 North Yorkshire, DL7 8EG
 T: 01609 773004 / 781234
 northallerton@youngsrps.com

Dumfries
 Lochar House, Heathhall,
 Dumfries DG1 3NU
 T: 01387 402277
 dumfries@youngsrps.com