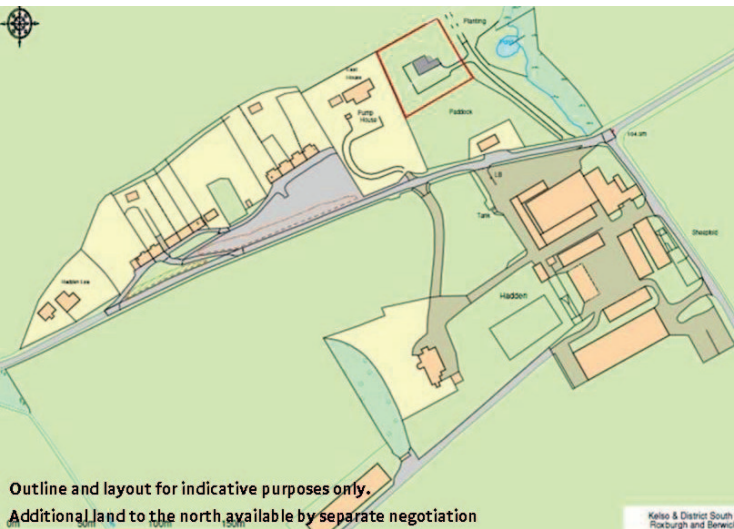


Residential Building Plot

Hadden
Sprouston, Kelso
Roxburghshire, TD5 8HU

Edwin
Thompson



A large building plot situated in an elevated position benefitting from panoramic views over the Tweed Valley, and the surrounding Borders Countryside. Additional land to the north may be available by separate negotiation.

Offers over £95,000 are invited

Ref. F229W

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Edwin
Thompson



A large building plot situated in an elevated position benefitting from panoramic views over the Tweed Valley, and the surrounding Borders Countryside.

- Stunning Views
- Attractive rural position
- Plot area 0.244 ha (0.60 acre)
- Additional land to the north may be available by separate negotiation.

Offers over £95,000 are invited

GENERAL INFORMATION

The subjects comprise a residential building plot which occupies an elevated site at Hadden, an attractive rural setting, approximately 5 miles to the west of Kelso. The plot benefits from stunning panoramic views over the Tweed Valley capturing the Eildon Hills, Hume Castle and the surrounding Borders countryside.

Hadden has references dating back to the early thirteenth century. It is situated one mile west of the 'Border Line' which was fixed in 1222 and, at that time, Hadden is referred to as being 'a place of considerable importance'. Hadden was also a meeting place for the Wardens of the Marches, with one meeting of particular importance having been held in 1397 to redress cross border violations.

Over the centuries there have been numerous battles over the Border marches. On 24th August 1542, following ruptures between James V and Henry VIII, the Scots are reported to have defeated an English force during a hard contest at the battle of Hadden Rig. The Scots, under Earl Moray, defeated the English led by Sir Robert Bowes, and took him and 600 of his men prisoner.

The popular town of Kelso lies about 5 miles to north west. Kelso and the surrounding area is a particularly attractive part of the borders. The area offers an excellent range of recreational pursuits, including numerous sports clubs, regular race meetings at Kelso, fishing on the Tweed, a swimming pool, an ice rink, health and fitness centres, a cinema, and golf courses, including the Roxburghe championship course at Sunlaws. The area is also steeped in history with a wide range of attractions including historic houses, abbeys and castles.

Kelso 5 miles Sprouston 2 miles Coldstream 8 miles Edinburgh 48 miles

DIRECTIONS

From Kelso, take the B6350 to Sprouston. Within Sprouston take the right hand turning before the Church, followed by the next left signposted Kerchesters and Hadden and follow this minor public road for approximately two miles to Hadden Farm.

PLANNING

Planning consent reference 12/00951/PPP was granted by Scottish Borders Council on 26 June 2013 for the erection of a single house.

AREA

The site extends to an area of approximately 0.244 ha (0.60 acre) or thereby.

Additional land within the paddock to the north may be available by separate negotiation. The plan and layout is provided for indicative purposes only.

SERVICES

Mains electricity and water connections are understood to be available within close proximity to the plot. Servicing will be the responsibility of the purchaser.

Private drainage. The purchaser will be responsible for installing a private drainage connection to service the plot. The vendor owns the adjoining ground to the north and south and will provide the necessary servitudes to enable appropriate services and associated drains to be installed across his land.

VIEWING

By appointment with the sole selling agents.

Edwin Thompson, Chartered Surveyors,
76 Overhaugh Street
Galashiels
TD1 1DP
Tel. 01896 751300
Fax. 01896 758883

OFFERS

Offers over £95,000 are invited.

Offers should be submitted to the Selling Agents in Scottish Legal Form. Only those who formally notify us of their interest will be informed of a closing date. Interested parties are advised to notify the selling agents as soon as possible. The selling agents reserve the right to sell privately and do not bind themselves to accept the highest or any offer.

Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

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5. These particulars were prepared in January 2015.