

Kelso
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Land East Of 16,
Hendersyde Drive, Kelso,
TD5 7TZ**

Offers Over £90,000



Located within the Settlement Boundary of Kelso, to the far east of Hendersyde Drive, at the end of the cul-de-sac, this well positioned residential building plot brings a fantastic opportunity to those looking for the perfect spot to develop a single dwellinghouse.

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At present, the site is currently laid to grass, with trees along the western border and adjoining the site to the north and west are residential properties along Hendersyde Drive. Outline planning permission has been approved for the erection of a single dwellinghouse with the associated amenities, parking, infrastructure and access; therefore, this site should particularly appeal to those looking to build their forever home within an established, sought after residential area. Viewings are considered essential to fully appreciate.



Situation:

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemishstyle Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Planning Permissions:

We understand that Outline Planning Consent for the construction of a dwellinghouse, Reference 22/00021/RREF, was granted, on appeal, on 27 January 2023.

Services:

There are no services connected to the site, although we understand all services are available close by.

EPC:

NA

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Kelso on 01573 400399.



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

