



HAUGHHEAD FARMHOUSE AND OLD CREAMERY, INNERLEITHEN, EH44 6PQ

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A FORMER FARMHOUSE AND FARM BUILDING, INCLUDING YARD AND GARDEN AREAS, WITH PLANNING PERMISSION TO RE-DEVELOP INTO TWO RESIDENTIAL UNITS

A DERELICT FORMER FARMHOUSE AND FARM BUILDING, IN A RURAL POSITION, BUT CLOSE TO THE TOWN, BENEFITTING FROM "FULL PLANNING PERMISSION" FOR DEMOLITION AND ERECTION OF TWO NEW HOUSES IN THEIR PLACE, WITH OPEN VIEWS OVER THE RIVER TWEED VALLEY.

LOCATION

The site is located to the south-east of the River Tweed and on the south-eastern edge of the town of Innerleithen, with pedestrian and bike access directly into the town from the site, via the old railway line and bridge, now utilised as a multi-use path ("Tweed Valley Railway Path").

Innerleithen retains a mixture of shops and services, primarily along the High Street, and is well located, with Peebles approximately seven miles to the north-west and Galashiels approximately twelve miles to the east. The town retains a primary school, within walking distance of the site, with older children attending Peebles High School. Leisure facilities include a nine-hole golf course and an abundance of walking and mountain biking opportunities.

There are a wider selection of amenities within Peebles, including banks, post office, supermarkets, hotels, health centre, in addition to many highly regarded restaurants and a theatre.

The A72, which runs through the town, is a bus route to Edinburgh, via Peebles or east to Galashiels, where there are regular train services to Edinburgh.

The Scottish Borders and more specifically the Tweed Valley, supports a large selection of outdoor opportunities including fishing, hillwalking, trail running and mountain biking, with the mountain biking locations of Glentress Forest and "Innerleithen Bike Park" being nearby.

Both locations are designated as 7 Stanes biking trails. Some of the more complex and challenging mountain biking trails are accessed very close to Haughhead Farm.

DESCRIPTION

The site measures approximately 0.48 acres (0.197 Ha) and comprises a gently sloping area with central yard; the original farmhouse; and a separate former creamery building. It is approached off the public road, by way of an existing access, with a

central track giving access to adjoining fields and the adjoining "Tweed Valley Railway Path". It is partially enclosed by fencing and dry-stone walls, with open views to the north, east and west over the River Tweed valley. A number of mature trees give shelter and partial screening to the site.

The farmhouse is a one and a half storey traditional dwelling of mainly stone walls under pitched slate roofs. The former creamery is a single storey building of mainly brick walls under pitched slate roof. Both buildings are in a derelict condition and no attempt should be made to internally access these.

DIRECTIONS

From the junction on the A72, at the west end of Innerleithen High Street, turn south onto B709 "Traquair Road" (signposted "Yarrow 11") and head south out of the town. Cross the River Tweed and pass the mountain biking car park on the left. Take the next left (signposted "Elibank 4") onto a "C" classified road and head east for approximately three quarters of a mile. The site is located on the left hand side (lower side) of the road, opposite the Haughhead Stables.

The postcode for satnav purposes is EH44 6PQ. It is strongly recommended that you do not rely on a Satnav in this rural location and check on a route map prior to any viewing.

What3words: hoping.idea.reinstate

PLANNING PERMISSION

The site benefits from "Full Planning Permission" for the demolition of the farmhouse and steading building and erection of two new houses in their place (Planning Reference 21/01422/FUL and Local Review Body Reference 22/00006/RREF). This was issued by the Scottish Borders Council Local Review Body on 29 April 2022 and is subject to eleven planning conditions and a Section 75 Agreement.

SECTION 75 AGREEMENT

A Section 75 agreement is required to be entered into to secure developer contributions for Peebles High School and affordable housing. There is no agreed amount and interested parties should make their own enquiries with Scottish Borders Council and satisfy themselves as to any financial contribution amount liability at the date of purchase and any other costs in relation to the Section 75 Agreement. A Section 75 Agreement in relation to a previous planning application remains in place.

SERVICES

The site benefits from nearby services and will be sold with rights to access such services, so far as the seller's title allows. A private means of drainage and heating will be required. Interested parties should make their own enquiries with the relevant utility providers with regards to availability and costings for servicing the site.

ACCESS

The site is accessed directly off the public road.

THIRD PARTY RIGHTS AND SERVITUDES

The site is sold together with and subject to all existing rights of way, servitudes, wayleaves, and others, whether contained in the Title Deeds or otherwise and purchasers will be deemed to have satisfied themselves in all such respects. There is deemed to be a prescriptive public right of way through the site from the public road to the south, to the "Tweed Valley Railway Path" to the north.

The neighbouring Traquair Estate retains a right of access over the site for the purposes of fencing maintenance.

ENTRY

By mutual agreement.

VIEWINGS AND FURTHER INFORMATION

Viewing is possible at any time during daylight hours. Please contact the Selling Agents in advance of your visit to notify us of your viewing. For your own personal safety, please be aware of potential hazards when viewing. Viewing is carried out entirely at the viewer's risk. Please note that internal access to existing buildings is expressly forbidden on the grounds of safety.

For further information please contact Walker Scott Ireland Ltd. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

An information pack, including copies of the Planning documentation and title information, is available from the selling agents to parties noting interest and able to demonstrate proof of funding.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".

LOCAL AUTHORITY

Scottish Borders Council
Newtown St Boswells
Melrose
TD6 0SA
Tel: 01835 824000

UTILITY PROVIDERS

SP Energy Networks, Customer Connections, 55 Fullarton Drive, Cambuslang, Glasgow, G32 8FA
Tel: 0141 614 9997
Scottish Water, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline, KY11 8GG.
Tel: 0800 0778 778
SEPA, Burnbrae, Mossilee Road, Galashiels, TD1 1NF.
Tel: 01896 754797





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Company Number SC500115

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