

**Hawick**

Call 01450 372336

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**4.79 Acre Plot,  
Beechhurst,  
Cavers, Hawick**

**OIRO £45,000**



A unique opportunity has arisen to purchase a well maintained plot, extending to an impressive 4.79 acres, on the outskirts of Hawick. Currently utilised as grazing land, and having been seasonally leased, the plot provides investment potential as well as fantastic scope for self-use. In respect to further development, there may be potential for residential redevelopment, however there has been no planning applications sought by the current owner at this time. Viewings are considered essential.



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OIRO £45,000

### Situation

The central Borders town of Hawick is very well placed for access to all the other towns in the region. As Edinburgh city centre is easily accessible via the A7 and A68 by road and the new Waverly Rail Link to Tweedbank can be reached in around 30 minutes, the commuter is increasingly seeking out the Scottish Borders region as an ideal location in which to settle for a quality lifestyle with a quieter pace and houses at a more affordable price. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

### Services

The plot does not currently offer readily installed services.

### 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 Hawick on 01450 372336.



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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:

