



For Sale

RESIDENTIAL PLOT AT HARDENS ROAD
DUNS, SCOTTISH BORDERS, TD11 3NS

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

RESIDENTIAL PLOT AT HARDENS ROAD

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Duns Town Centre 1.5 miles, Berwick upon Tweed 17 miles,
Edinburgh 44 miles (distances approximate)

A well sized residential building plot with outline planning permission in an enviable location just outside the Borders town of Duns. This former greenskeeper yard offers the purchaser scope to build a fantastic home on the edge of the golf course.

- Generous plot which extends to approx. 0.202 hectares (0.50 acres)
- Accessible rural location in a popular part of the Scottish Borders.
 - Walking distance to the Town Centre and Schools
 - Planning Ref: 21/01283/PPP

OFFERS OVER £130,000



SITUATION

Centered around an attractive market square, the former market town of Duns enjoys an excellent range of shopping facilities and local services. Educational opportunities are well catered for by a state of the art secondary school and newly refurbished primary school while the recently enhanced Volunteer Hall provides an excellent venue for many community activities. Local attractions include the newly extended and refurbished Jim Clark Motorsport Museum. Pleasant walks can be found in the tranquil surroundings of Duns Castle Nature Reserve and more energetic activities are well provided for with a fine 18 hole golf course more detail for which can be found on their website, swimming pool and tennis courts. There is an east coast mainline train station at the village of Reston (11 miles). More extensive shopping and recreational amenities can be found in the larger towns of Berwick-upon-Tweed (17 miles) and Kelso (16 miles).

PLANNING PERMISSION

Planning permission for the erection of a dwellinghouse has been granted subject to conditions. The planning reference is 21/01283/PPP. Copies of the planning permission and associated documents can be obtained through the Scottish Borders Council website using the planning reference quoted within these particulars.

SECTION 69 AGREEMENT

The seller has already paid the developer contributions required for the section 69 agreement, further details can be found on the local authority planning portal.

SERVICES

The purchaser will be responsible for the cost of installation of all service infrastructure and thereafter all maintenance and repair costs. Power and water supplies are understood to be located close by whilst drainage will require installation of a new treatment plant with a building warrant issued 23/01469/ERE. Further details to be obtained from the Selling Agent.

PLANNING AUTHORITIES

Planning: Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Roads: Scottish Borders Council Roads Department, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Servicing: Scottish Environmental Protection Agency (SEPA), Burnbrae, Mossilee Road, Galashiels, TD1 1NF Tel: 01896 754797.

VIEWINGS

Strictly by appointment with the selling agents.

RIGHTS AND RESPONSIBILITIES

There will be several shared rights and responsibilities which will be agreed at the point of sale, but which may include:

- A share in the cost of maintenance of the access road on a user basis.
- Erection and maintenance of mutual boundary fences.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer. 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.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are 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 respects thereof.

PARTICULARS AND MISREPRESENTATION

These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn. These particulars were produced in May 2024.





IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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