

FOR SALE



FIVE EXCLUSIVE COUNTRY HOUSE PLOTS  
MARCHMONT ROAD, GREENLAW, SCOTTISH BORDERS

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CHARTERED SURVEYORS

# FIVE EXCLUSIVE COUNTRY HOUSE PLOTS

## MARCHMONT ROAD, GREENLAW, SCOTTISH BORDERS

Duns - 7.5 miles, Kelso - 9 miles, Earlston - 11 miles, Edinburgh - 33 miles  
(Distances approximate)

An exclusive edge of Village development site with planning permission for just five detached homes all with individual, good sized plots and fantastic countryside views.

These plots are ideal for the self-builder or equally as a development opportunity where completed houses could be sold off plan.

- Accessible semi-rural location.
- Mains service connections located nearby.
- Lovely outlook across surrounding farmland.
- Planning Ref: 19/008700/PPP.

**Available as five individual plots or as a whole**

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## DIRECTIONS

For those with satellite navigation the postcode for the property is TD10 6YQ. For those using the What3words App the reference is swarm.adopting.spare.

Coming from Edinburgh take the A68 South, passing through Pathhead. At the carfraemill roundabout take the A697 signposted for Greenlaw and Kelso. Continue on this road and through the village of Greenlaw. Just before crossing the Blackadder Water, turn left on to Marchmont Road. Follow the road for approximately 0.15 miles until reaching the site on your right-hand side. Coming from the South take the A697 North until reaching Greenlaw, after crossing the Blackadder Water turn right onto Marchmont road and follow the above directions.

## SITUATION

The site is positioned in a wonderful semi-rural location on the outskirts of the Village of Greenlaw in the county of Berwickshire in the Eastern Scottish Borders. Greenlaw has a population of around 1000 people and has a wonderful sense of community. The village benefits from a convenience store, butchers, café, doctor surgery, pharmacy and public house. Marchmont House, one of the twentieth century's most admired restorations is located approximately 2 miles to the north. Duns and Kelso which are approximately 7.5 and 9 miles distant respectively, both offer a wider range of services and amenities. Greenlaw has its own primary school and secondary schooling is available in Duns. There is also private schooling

at St. Mary's Prep School for ages 3-13 in Melrose and Longridge Towers near Berwick upon Tweed for ages 5-17.

The property is well placed for commuting to Edinburgh and most Border towns with direct access to the A697. The Borders Railway running from Tweedbank to Edinburgh lies approximately 18 miles away with a further station recently opened at Reston 17 to the east.

More generally the Borders is a fantastic place to live if you enjoy outdoor sports as the region is well known for its excellent walking and cycling routes, first class shooting and fishing opportunities as well as boasting some of the best golf courses in Scotland including courses at each of Lauder, Melrose and Kelso. The Roxburghe Championship course is near Kelso. Other nearby Borders attractions include Scotts View, Melrose Abbey, Thirlestane Castle, Mellerstain House, Floors Castle, Bowhill, Traquair House and Manderston House.

## DESCRIPTION

The plots form part of an exclusive small residential development with each plot benefiting from some excellent outlooks over the surrounding countryside. This is a quiet yet accessible setting, on the edge of the Village and the ideal location for countryside living. Each plot has its own access from the public road and offers an exceptional and rarely available opportunity to build an exclusive detached family home in a desirable countryside location. The plots have the following areas:

Plot	Area (sq.m)	Area (Ha)	Area (Acres)
1	2157	0.21	0.53
2	2028	0.20	0.50
3	1561	0.15	0.38
4	2001	0.20	0.49
5	1750	0.17	0.43
Total	9497	0.93	2.33

## PLANNING PERMISSION

Each plot has planning permission (subject to conditions) for a single dwelling house with associated works and landscaping. Further details on the planning permission can be seen on Scottish Borders Council's planning website. The planning reference is 19/008700/PPP. It is noted that any Section 75 contributions will be met by the developer.

## SERVICES

Mains utilities are understood to be located nearby. Service connections will be the responsibility of each purchaser and interested parties should undertake their own investigations in this respect. The developer of each plot will be responsible for creating their own access.

## PLANNING AUTHORITIES

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

## 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 erecting and maintaining mutual boundary fences.
- A share in the cost of maintenance and repair of any shared service infrastructure.

## PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## TENURE

Freehold.

## VIEWING

Strictly by appointment with the Selling Agents.

## HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the site when viewing.

## DATE OF ENTRY

By mutual agreement.



Indicative Site Images Only (Not to Scale)





#### CLOSING DATES

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### OFFERS

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent. 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 prepared in May 2023.

#### 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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**DUNS.** 01361 882920  
**HADDINGTON.** 01620 82 4000

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