Buccleuch Mills, Green Lane, Hawick

A unique opportunity has arisen to purchase a former Hosiery Mill in the centre of Hawick. The development has been previously backed by Scottish Borders Council for ten 3 bedroom dwellings with private parking, but could easily be adapted for many other residential or commercial uses, subject to planning. (Previous planning application drawings available) The property which sits on over half an acre of land is located adjacent to Hawick and Buccleuch bowling club and the High School, and just a stones throw away from the newly regenerated Wilton Lodge Park.

• HISTORIC FORMER MILL WITH DEVELOPMENT POTENTIAL • PLANNING PERMISSION PREVIOUSLY SUPPORTED FOR RESIDENTIAL LIVING • PRIVATE GATED ACCESS TO DEVELOPMENT WITH SPACE FOR PRIVATE CAR PARKING FOR 16 VEHICLES • SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE, HIGH SCHOOL AND PARKS •

OFFERS IN THE REGION OF £150,000
Hawick
Known for many years as The Queen of the Borders, and situated at the confluence of the Rivers Slitrig and Teviot, Hawick is the largest of the Border towns. Frequent winners of national floral awards, and famous world-wide for its quality knitwear, Hawick is part of The Cashmere Trail and is the major centre for the industry in the Borders. There is a large range of major supermarkets in Sainsburys and Morrisons, a very recently re-built Lidl, an Aldi in construction, and a large Iceland and Farmfoods. A Homebase and Argos are also beneficial to the town, along with a large leisure centre facility for families and kids alike, with many other sports facilities throughout the town. Hawick boasts the award winning Wilton Lodge Park which lies on the River Teviot, and is currently enjoying a £3 million pound regeneration, which includes a new cafeteria and footbridge, together with a new external 3G sports pitch and tennis courts. The park extends to some 107 acres, with many walks, recreational facilities, walled garden, Hawick Museum and Scott Gallery. The town is also famous for rugby, and boasts many fine golf courses throughout the area. For dining out, Hawick has a wide range of options, including French, Italian, Chinese and Indian eateries, with the Mansfield House Hotel, and Mansfield Park providing space for bigger functions and weddings. Many traditional events are held in the town during the year, including the annual Common Riding and Reivers Festival, which draws in many tourists from outside the area. Another attraction is the new multi million pound distillery recently opened.

Directions
Entering Hawick on the A7 from the South, turn right at the High School on to Beaconsfield Terrace. Take an immediate right onto Morrison place, and the property sits straight ahead.

Other Information
The property sits on approximately 0.51 Acres, with mains drainage and water on site.
All previous architect drawings and information regarding previous planning applications are available upon written request, or can be viewed in our Hawick office.

Offers
Offers are invited and should be submitted in Scottish Legal form to Bannerman Burke, PO Box 17, 28 High Street, Hawick, TD9 9BY. Tel: (01450) 375567. Any person wishing to be informed of a closing date for the receipt of offers should notify the Selling Agents as soon as possible, although the seller will not be bound to fix a closing date, and reserves the right to sell privately.

Viewings
Strictly by appointment through the Selling Agents. Contact Bannerman Burke PO Box 17, 28 High Street, Hawick.
Tel: 0800 1300 353.

Entry
By arrangement.

NOTE
Although the above particulars are believed to be correct, they are not warranted and will not form part of any contract thereon. Please note all measurements are taken with sonic tape at widest/longest point and are approximate.