

# Development Opportunity at Earlsheugh

JEDBURGH | SCOTTISH BORDERS



**FINEST**  
PROPERTIES

A superb development opportunity with 33 acres  
of land in a convenient location set in beautiful  
Scottish Borders countryside



Viewings Strictly by Appointment

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## Approximate Mileages

Jedburgh 4.8 miles  
Newcastle International Airport 45.2 miles  
Edinburgh City Centre 52.4 miles  
Newcastle City Centre 52.8 miles  
Edinburgh International Airport 59.5 miles

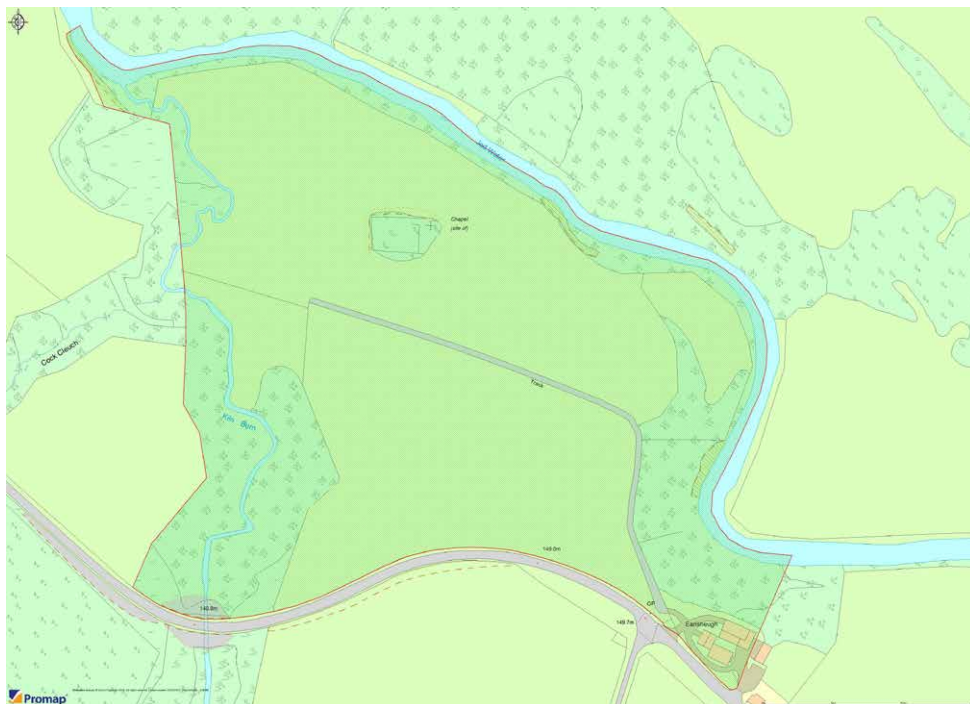
## Local Information

The property is located just south of the popular market town of Jedburgh where there is a good range of amenities including a wide range of shops including an award-winning butcher, professional services, good primary and secondary schools, a health centre, supermarket, a number of restaurants and cafés, and a wide range of leisure amenities. Jedburgh is home to one of the most famous and oldest Rugby Clubs in Scotland, Jed-Forest; other sports activities include football, swimming, badminton, tennis, athletics and skiing on the only dry ski slope in the Borders. Jedburgh is one of the most historic towns in the Scottish Borders, with many fine buildings including the beautiful 12th century Augustinian Abbey, Mary Queen of Scots fortified house, and the Victorian County Jail. The new intergenerational campus at Hartrigge Park will replace Jedburgh Grammar, Howdenburn and Parkside primary schools by 2020

The main A68 runs nearby which makes many of the surrounding Borders towns and villages within easy commuting distance. Good communication links to the north and south via the A68 and A7 trunk roads provide access to Edinburgh, Carlisle and Newcastle. The nearest mainline railway station is at Berwick-upon-Tweed which provides mainline services north and south to major UK cities. Both Edinburgh and Newcastle have international airports and are easily accessible.

## Directions

From the England/Scotland Border at Carter Bar travel 5.4 miles north on the A68 passing through Camptown and over Jed Water. The entrance to the site and land is on the right-hand side, just opposite a left turn signposted Mervinslaw and Falside.



## The Site

This superb development opportunity is located in glorious Scottish Borders countryside in a desirable and convenient location just south of Jedburgh. The site extends in all to 33.24 acres.

The site has previously had approved planning permission in place for the construction of a new detached two storey dwelling with parking (Scottish Borders Council planning ref: 12/00461/FUL). The planning permission has now lapsed and interested parties may wish to apply to reinstate the plans or develop alternative plans.

There is currently a cluster of stone built farm buildings which were to form the basis of the proposed new development. In addition there is around 33 acres of land available, with the proposed building plot occupying the south east corner of the site. The land sweeps away to the north and west before sloping gently down towards Jed Water and the property has fishing rights for the river. Mature trees surround the land to three sides.

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

### Services

TBC

### Postcode

TD8 6PN

### Council Tax

Band TBC

### EPC

Rating TBC

### Tenure

Freehold

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