

DM HALL

For Sale

Development Site

**Development Site,
Plots 1 & 2
Thornwood Reach
Weensland Road,
Hawick, TD9 9LA**

**0.068 HA
(0.168 ACRES)**



Property Details

- Eco friendly development opportunity
- Located on the periphery of the Scottish Borders largest town
- Chance to continue a part complete development with ground works complete
- Offers over £150,000 (Exclusive of VAT)

LOCATION:

Hawick, the principal town in the Scottish Borders, occupies a central and highly accessible position within the region, providing convenient links to surrounding towns and amenities. Edinburgh city centre is easily reached via the A7 and A68 road networks, while the Borders Railway connection at Tweedbank is approximately a 30-minute drive away, offering onward rail connections to the capital. As a result, the Scottish Borders has become increasingly attractive to commuters seeking a high quality of life, a more relaxed pace of living and more affordable housing when compared with the city.

Hawick benefits from a strong range of shopping, leisure, recreational and sporting facilities, catering for both everyday needs and wider lifestyle interests. The surrounding area is renowned for its attractive countryside and scenic landscapes, offering a wide variety of outdoor and leisure pursuits.



DESCRIPTION:

Early-stage construction works had commenced on Plots 1 and 2 prior to the cessation of building activity. Both concrete slab foundations are complete with part of plot 2s frame constructed. This presents an excellent opportunity for a purchaser to add significant value by completing the developments in accordance with the agreed specification under the current approved plans. There is also scope for a purchaser to amend the existing designs, should they wish, although it should be noted that any alterations would be subject to obtaining the necessary planning and building consents from the local authority.

The initial phase of the development is demonstrated by the neighbouring Plots 3 and 4, which have been completed to a high standard. These properties provide bright and airy accommodation arranged over three floors, comprising four bedrooms, with the principal bedroom benefiting from an en suite facility. The layouts further include a generous open-plan living, dining, and kitchen area, in addition to a separate smaller lounge at ground floor level.

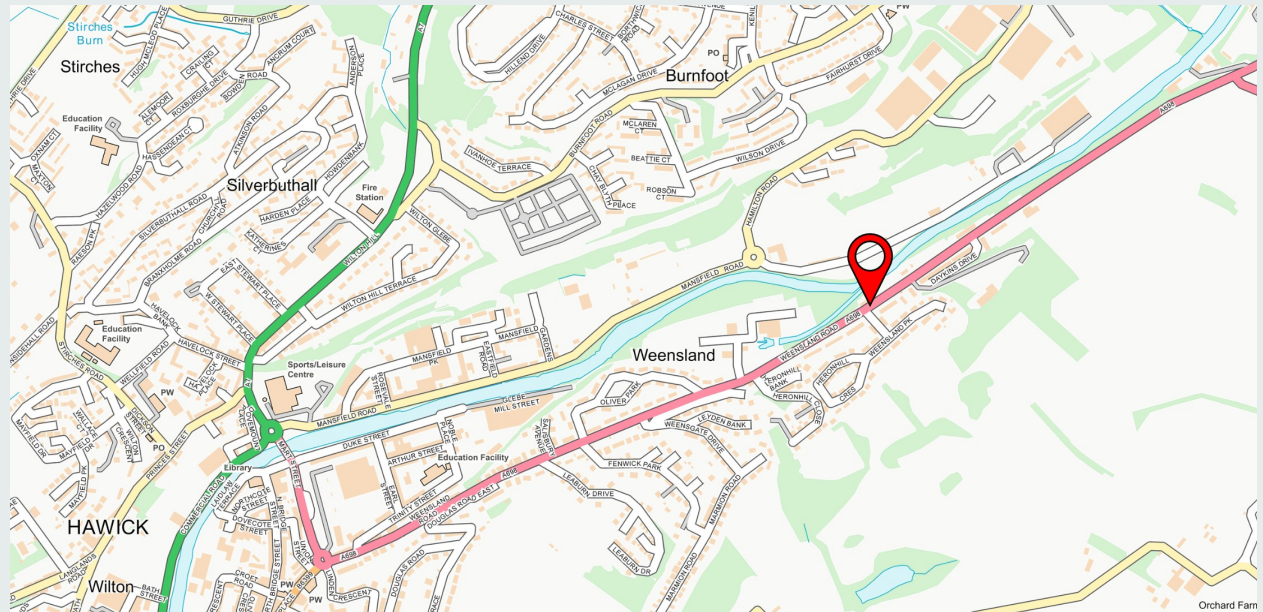
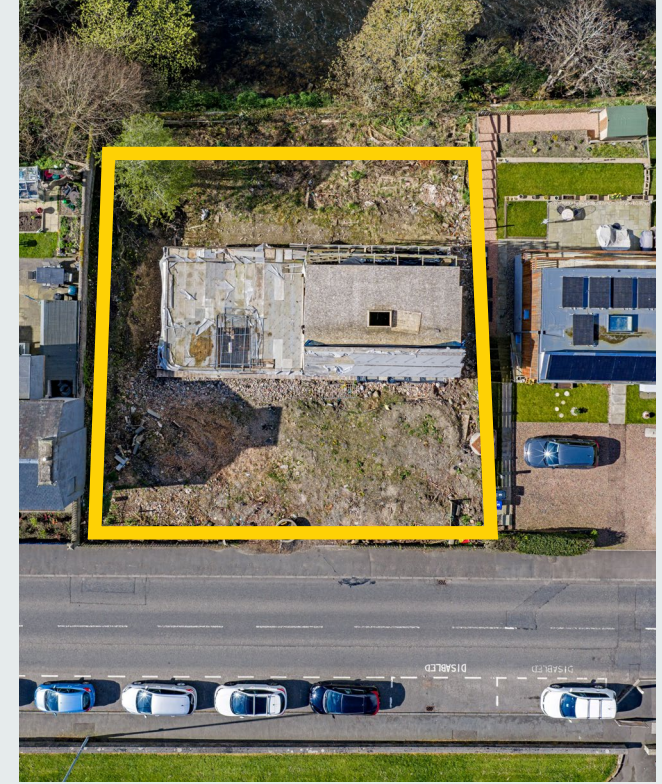
Both the ground and first floors benefit from access to a full-length balcony, offering attractive views over the River Teviot.

Further details regarding the specification of the approved plans are available via the Scottish Borders Council Planning Portal.

ACCOMMODATION & FLOOR AREAS :

The plot size has been measured using an OS online platform and is estimated to be as follows:

0.068 Ha (0.168 Acres)



Property Details

SERVICES:

We understand that the site benefits from mains water, drainage, and electricity connections. Interested parties are advised to carry out their own due diligence in respect of the air source heat pumps and solar panels proposed to supplement energy use, as utilised by the adjacent properties and as stipulated within the planning permission/

SALE TERMS:

Our client is seeking offer over £150,000 (exclusive of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold). No warranties will be provided by the vendor.

ENERGY PERFORMANCE:

Completed Adjacent properties are understood to benefit from an energy performance rating of A.

PLANNING:

Planning permission for the erection of all four plots was granted in 2020, with initial construction commencing within the prescribed three-year period from the date of consent. Interested parties should refer to the Scottish Borders Council Planning Portal for further information, under reference 19/00015/RREF.

DM HALL



Regulated by
RICS

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the joint selling agents: -

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors