



## **PLOT 2, BLACKHOUSE FARM, NEAR RESTON, TD14 5LR**

- Desirable Building Plot
- Full Planning Permission
- Proposed Dwelling & Garage
- Contributions Paid by Seller
- 0.195 acres (0.079 hec. or thereby)
- Outstanding Views in Rural Location
- Planning Ref: 11/01658/FUL
- Grazing by Separate Negotiable

**OFFERS AROUND £140,000**

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**MELROSE & PORTEOUS**  
SOLICITORS & ESTATE AGENTS  
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#### LOCATION

Set approx. 3 miles inland from the increasingly sought-after Scottish Borders village of Reston. Reston has the pleasure of having a fantastically strong community spirit which campaigned endlessly for a new station to open on the existing East Coast Mainline, which is now in stages of development and due to open toward the end of 2021. A fantastic location for those looking to escape the city lifestyle with easy options to commute. Set just off the A1 Reston has a village shop and a primary school and the Scottish Borders coastal town of Eyemouth just under 6 miles away with amenities and secondary education and the East Lothian larger town of Dunbar which is approx. 20 miles away. Dunbar has a wider range of amenities including a train station on the East Coast Line with easy access via both the A1 and rail links to the north and south.

#### DESCRIPTION

A fantastic opportunity to purchase a building plot with Full Planning Permission for a substantial dwelling with garage in the heart of the Scottish Borders Countryside. This (0.079 hectare) plot sits adjacent to the steading buildings at Blackhouse Farm which sits on the brow of the hill, with impressive views towards the Cheviot Hills. The neighbouring plot (plot 1) has already been completed with a very similar design and allowed for on Plot 2. Conditions have been discharged to allow the planning application to have commenced and run-in perpetuity. The planning documentation can be accessed via the Scottish Borders Council Public Access Portal with the Planning Reference number: 11/01658/FUL.

NOTE: There is nearby grazing land also in our client's ownership that may be available to lease by separate negotiation.

#### PLANNING

Developers Contributions have been paid through a Section 69 agreement.

#### SERVICES

We are informed that the site is serviced or nearby although we advise all interested parties to satisfy themselves and make their own enquiries.

#### ACCESS

Access to Blackhouse Farm then shared access with Plot 1 which is already complete and the access road in place.

#### RIGHTS, EASEMENTS AND OUTGOINGS

The site is sold subject to and with the benefits of all rights of way whether public or private and any existing or proposed wayleaves, easements, servitude rights, restrictions, and burdens of whatever kind, whether referred to in these particulars or not. The purchaser will be held to have satisfied themselves on all such matters.

#### Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS)

Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure or from Promap and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

