



## Building Plot, Eagle Hall    Offers Over £180,000

Spottiswoode, Near Gordon, TD3 6NQ



An Exceptional Building Plot Set Within Glorious Parkland Grounds, Extending  
To Approximately 1.3 Acre, 25 Miles South Of Edinburgh City Bypass



Boasting a breath-taking position and set within the glorious park land grounds of Eagle Hall House Estate, this prime building plot offers an enviable opportunity for those seeking to create their bespoke home in the country.

Extending to approximately 1.3 acre, its much larger than your average plot and benefits from far reaching views over the surrounding landscape and stretching to the Cheviots in the south.

The plot benefits from outline planning consent for the development of 1.5 storey dwelling, affording a purchaser with the freedom to design a home specific to their needs and which compliments this stunning setting.

The plot forms part of a larger grass pasture and there are opportunities to rent or buy additional grazing ground if desired, subject to conditions and negotiations.

Located a less than a mile from the A697 this location presents serene countryside beauty, yet with good commuter connections to Edinburgh; for those seeking to escape the hustle and bustle of city living yet retaining easy links, this plot provides a winning combination.

## LOCATION

Located 0.5 miles from the A697 with local villages including Westruther, Gordon and Lauder, each offering local primary schooling and village pubs with Lauder also offering day to day shopping and amenities. The plot lies within the catchment of the highly regarded Earlstoun High School and is located approximately 25 miles south of Edinburgh City bypass via the A697.

## DIRECTIONS

Travelling on the A697 approximately 6 miles south of Lauder take the turning signposted 'Spottiswood'. Continue on this road for approximately 0.5 miles before turning right to 'Eagle Hall'. The exact location of the building plot via What3words is what3words ///loudly.spice.according



## HIGHLIGHTS

- Parkland setting
- Breath taking views
- Large Plot of Approx 1.3 Acres
- Outline planning consent
- Option to rent or purchase additional grazing.

## SERVICES & ADDITIONAL INFORMATION

Electricity is available nearby and water will be via a shared private bore hole. The purchaser will have a shared liability for the upkeep of the private road along with any required maintenance associated with the bore hole.

## PLANNING CONSENT

Full details of the planning consent can be found on the Scottish Borders Planning Portal using reference 21/01205/PPP

The developers contribution has already been paid.

The plot will be subject to the condition that only one dwelling is permitted on the plot. Any additional land purchased or leased will be subject to a restriction allowing grazing use only.

## VIEWING

To request further information or to arrange a viewing, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £180,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.