



Building Plot

Selkirk, TD7 4BG

Offers Over £65,000



A Rare Opportunity To Acquire An Elevated Building Plot Enjoying Far-reaching Panoramic Views Across The Surrounding Countryside, Including The Picturesque Ettrick And Yarrow Valleys. Positioned On The Edge Of Selkirk, The Site Offers A Peaceful Setting While Remaining Within Easy Reach Of The Town Centre And Its Excellent Local Amenities.



Extending to approximately 0.33 acres, the plot benefits from Planning Consent for the construction of a bespoke single dwelling, presenting the perfect chance to create a home designed around modern rural living. Full planning documentation can be viewed via the Scottish Borders Council Planning Portal using Reference Number 22/00283/PPP.

A rare opportunity to acquire an elevated building plot enjoying far-reaching panoramic views across the surrounding countryside, including the picturesque Ettrick and Yarrow Valleys. Positioned on the edge of Selkirk, the site offers a peaceful setting while remaining within easy reach of the town centre and its excellent local amenities. Extending to approximately 0.33 acres, the plot benefits from Planning Consent for the construction of a bespoke single dwelling, presenting the perfect chance to create a home designed around modern rural living. Full planning documentation can be viewed via the Scottish Borders Council Planning Portal using Reference Number 22/00283/PPP.

LOCATION

The plot is ideally placed within Selkirk for all town centre amenities; with a good selection of small local shops providing for everyday requirements, and schools from nursery to secondary level all easily accessible. The property also benefits from easy access to Edinburgh via the A7 and is within easy reach of the new Borders rail connections with the opening of the Waverley Line and new stations at Galashiels and Tweedbank. The area has good road and bus connections to all central Borders towns and is surrounded by beautiful countryside with rolling hills and scenic valleys all close to hand.

DIRECTION

From the Market Place, proceed up Kirk Wynd into South Port and continue onto The Loan. Turn left into Sentry Knowe, then take the first right into the cul-de-sac. Continue to the top, where a lane on the right provides access to the site.

HIGHLIGHTS



- Town Centre Plot
- Easy Access to Amenities
- 0.33 acres
- Beautiful elevated views

ADDITIONAL INFORMATION

Planning can be found on Scottish Borders Council Planning Portal with reference 22/00283/PPP. Mains water, gas, electricity and drainage are understood to be readily available nearby, although prospective purchasers should make their own enquiries in this regard.

VIEWING

To register your interest or request further information, call 01750 724 160 - lines open 6 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £65,000 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. 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.