



Plot 3, Hardacres Farm

Eccles, Near Kelso, TD10 6UN



A Premier Building Plot In A Stunning Rural Setting With Breath Taking Views And Within Only A Few Miles Of Kelso



Located only a few miles from Kelso, this premium building plot offers an exciting opportunity for those looking to complete a self-build amidst some breath-taking countryside. Extending to around 0.4 acre, the site is larger than the average building plot and benefits from outline planning consent for one dwelling which would benefit from sizeable surrounding gardens and super outlooks. The current outline planning permission allows the purchaser the freedom to design their own build to suit their own needs and specifications. Hardacres comprises a working farm plus a small number of high end properties which have been formed by the conversion of a former stone steading making this an exclusive collection of dwellings in a desirable yet highly accessible rural setting - a winning combination and perfect for those looking to create a home in the country whilst remaining well connected to local towns and amenities.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders. What3words location reference ///intensely.reclusive.correctly

HIGHLIGHTS

- Stunning rural setting
- Outline planning permission
- Ability for a purchaser to create their own design
- Close to Kelso • Small rural community

PERMISSIONS

The plot benefits from outline planning consent, the full details of which can be downloaded from the Scottish Borders Planning Portal using reference I6/00797/PPP The developers contribution has already been paid.



SERVICES

The plot benefits from a mains water connection towards the northern edge of the plot. Electricity is available for connection from the edge of the plot. Drainage will be to a septic tank. .

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.