



FOR SALE - LAND/DEVELOPMENT SITE

BONCHESTER BRIDGE,
HAWICK,
TD9 8JR

- May be suitable for residential development subject to receipt of appropriate planning consent
- Site area approximately 0.22Ha (0.54 Acre)
- Offers over £75,000

LOCATION

Bonchester Bridge has a population of approximately 135 people (2001 census) and lies within the attractive Roxburghshire countryside, approximately 7 miles southeast of Hawick and circa 23 miles south of Galashiels. The town is home to the renowned Horse & Hound bar, restaurant and hotel and is a popular tourist destination with holiday accommodation available at the Bonchester Bridge Riverside Caravan Park and at various other privately owned self catering properties.

The site is located on Hobkirk Road, directly opposite the William Laidlaw Hall.



DESCRIPTION

The subjects are broadly rectangular in nature and comprise a level site to the east laid to grass beyond which is an area covered with mature trees and shrubbery where the ground level rises towards the western boundary. To the north the site adjoins that of a small industrial premises and to the south, an area of undeveloped land.

ACCOMMODATION

The site has an approximate area of 0.22Ha (0.54 Acre)

SALE TERMS

Offers in excess of £75,000 are invited for the benefit of our client's heritable interest in the subjects.

VAT

All figures in these particulars are quoted exclusive of VAT.

PLANNING

The subjects are located within the Bonchester Bridge Development Boundary and lie adjacent to a site proposed for residential development and referenced ABONC003 within the Local Development Plan (2016).

OFFERS

Offers should be submitted in Scottish Legal Form to:

Chief Legal Officer at Scottish Borders Council,
Council Headquarters
Newtown St Boswells,
Melrose,
TD6 0SA

All offers should include:-

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to the offer
- Indicative plans with proposed uses and a statement on design and finishes proposed
- Proposed timescale for conclusion of misses, completion and payment
- Proposed timescales for completion of development.

ASSESSMENT OF BIDS

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council

reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

ENTRY

By agreement.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs involved in any transaction.

REFERENCE

ESA3244

DATE OF PUBLICATION

April 2024

FURTHER INFORMATION

Strictly by contacting the sole letting agents:

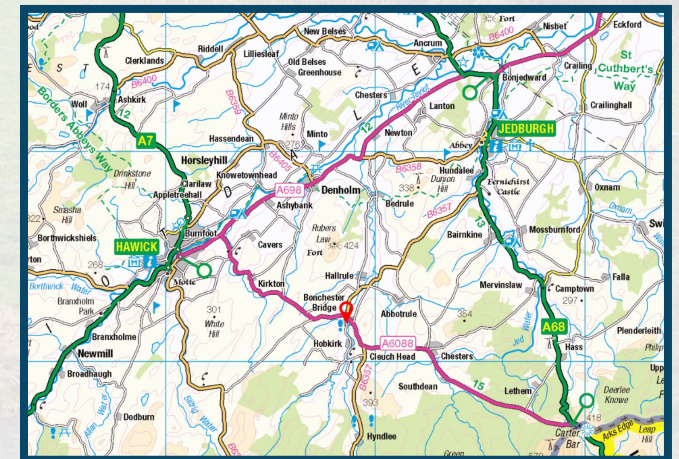
D M Hall
17 Corstorphine Road
Edinburgh
EH12 6DD
Tel 0131 624 6130

Harry Pattullo
harry.pattullo@dmhall.co.uk

Ian Davidson
ian.davidson@dmhall.co.uk

VIEWING

Strictly by arrangement with the agents.



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- 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.
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