



## **RESIDENTIAL PLOTS**—FULLY SERVICED WITH PLANNING THE GRANARY, RUTHVEN, NR COLDSTREAM SCOTTISH BORDERS, TD12 4JU

**A group of four fully serviced residential building plots in an accessible and picturesque location.**

Coldstream 3 miles   Swinton 3 miles   Duns 9 miles  
Kelso 10 miles   Berwick upon Tweed/East Coast Railway Station 16 miles  
Edinburgh 47 miles   Newcastle upon Tyne 64 miles

- Located near Coldstream, between Kelso and Duns
- Attractive outlooks over scenic Borders countryside.
- The plots have been fully serviced by the vendor.
- Detailed planning permission is granted.
- PLOT 2— SOLD

**0.17 acres (0.07 ha) to 0.23 acres (0.09 ha) each**

## LOCATION

Ruthven is a small rural group approximately 3 miles North of Coldstream on the Duns road. The surrounding countryside is noted for its scenic beauty as well as its wildlife and offers excellent opportunities for walking, cycling, horse riding and other country pursuits. The nearest town is Coldstream which lies on the River Tweed and is famed for its Regiment. Coldstream provides a useful range of shops, sporting and recreational facilities along with a primary school. The village of Swinton lies 3 miles away and also provides a small primary school. Secondary schooling is in the well regarded new Berwickshire High School in Duns.

Ruthven has good road links to the main Borders towns, with Duns and Kelso within 10 miles. Berwick upon Tweed, on the main East Coast railway line, and the scenic East coast lie 16 miles away. Edinburgh and Newcastle upon Tyne area also easily accessible

## DIRECTIONS

From the centre of Coldstream turn into Guards Road next to the filling station and continue into Duns Road. Ruthven lies on your right less than 3 miles after leaving Coldstream.

## DESCRIPTION

This group of four building plots is in an attractive rural location enjoying fine outlooks. The approximate plot sizes are as follows:

- Plot 1: 0.17 acres (0.07 hectares)
- Plot 2: 0.21 acres (0.09 hectares) - **SOLD**
- Plot 3: 0.17 acres (0.07 hectares)
- Plot 4: 0.23 acres (0.09 hectares)
- Total: 0.78 acres (0.32 hectares)

## PLANNING

The plots benefit from detailed planning permission, subject to a number of standard conditions; Application Ref: 15/00117/AMC. Purchasers are not precluded from amending the current consent or submitting a new planning application. A developer contribution is payable upon sale of each plot.

## SERVICES

The plots have been fully serviced by the vendors and a services plan is available to interested parties.

## PLANNING AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Roads: Scottish Borders Council Roads Department, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000.

Servicing: Scottish Environmental Protection Agency (SEPA), Burnbrae, Mossilee Road, Galashiels, TD1 1NF Tel: 01896 754797.

Scottish Power: Riccarton Mains Road, Currie, Edinburgh, EH14 5AA.

## VIEWING

Strictly by appointment with the selling agents.

## INTERNET AND SOCIAL MEDIA

This property and other properties offered by Galbraith can be viewed on our website at [www.galbraithgroup.com](http://www.galbraithgroup.com). For the latest properties for sale like us on [www.facebook.com/GalbraithKelso](http://www.facebook.com/GalbraithKelso) and follow us on Twitter ([/twitter.com/Kelso\\_Galbraith](https://twitter.com/Kelso_Galbraith)).

## MORTGAGE FINANCE

Galbraith has an alliance with the Fox Private Finance, a boutique brokerage with a bespoke approach to funding. Through their relationship with retain, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, based in our Edinburgh office, on 0131 240 6990.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

4 Closing Date

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

5 Offers

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, 30 The Square, Kelso, TD5 7HL Tel: 01573 224244, Fax: 01573 226676.

Email: [kelso@galbraithgroup.com](mailto:kelso@galbraithgroup.com).

6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

