

Building Plot

ADJACENT TO LAUREL BANK , BROUGHTON, ML12 6HF



*EXCELLENT BUILDING PLOT, SET IN THE
BEAUTIFUL VILLAGE OF BROUGHTON*



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McEwan Fraser are delighted to offer to the market this first-class building plot opportunity. This charming plot is beautifully nestled in an idyllic location in the popular village of Broughton near Biggar. It is ideal for self-builders or small developers looking to build their own bespoke design property, and when complete could offer a stunning home with open views to the rear.

Outline Planning Permission has been granted for the erection of a two bedroom bungalow with associated parking and enclosed private garden to rear. Full Planning Permission could be sought for a split-level property, with single level aspect to the street elevation and double-storey accommodation to the rear. Enquiries should be made to the local Planning Department. Once complete the property could offer excellent modern accommodation for a couple, retiree's or indeed as a first class getaway holiday home.

Building Plot, Adjacent to Laurel Bank



PLANNING PERMISSION

Full details of the approved outline Planning Permission can be found on Scottish Borders Council Planning website (reference number 22/01007/PPP).

THE SITE

The site extends to an area of 284 sqm (0.07 acre) in total and is approximately rectangular in shape. The site has been cleared of the former garage and the large birch tree. Surrounding properties are now well established within this lightly populated residential area.

SERVICES

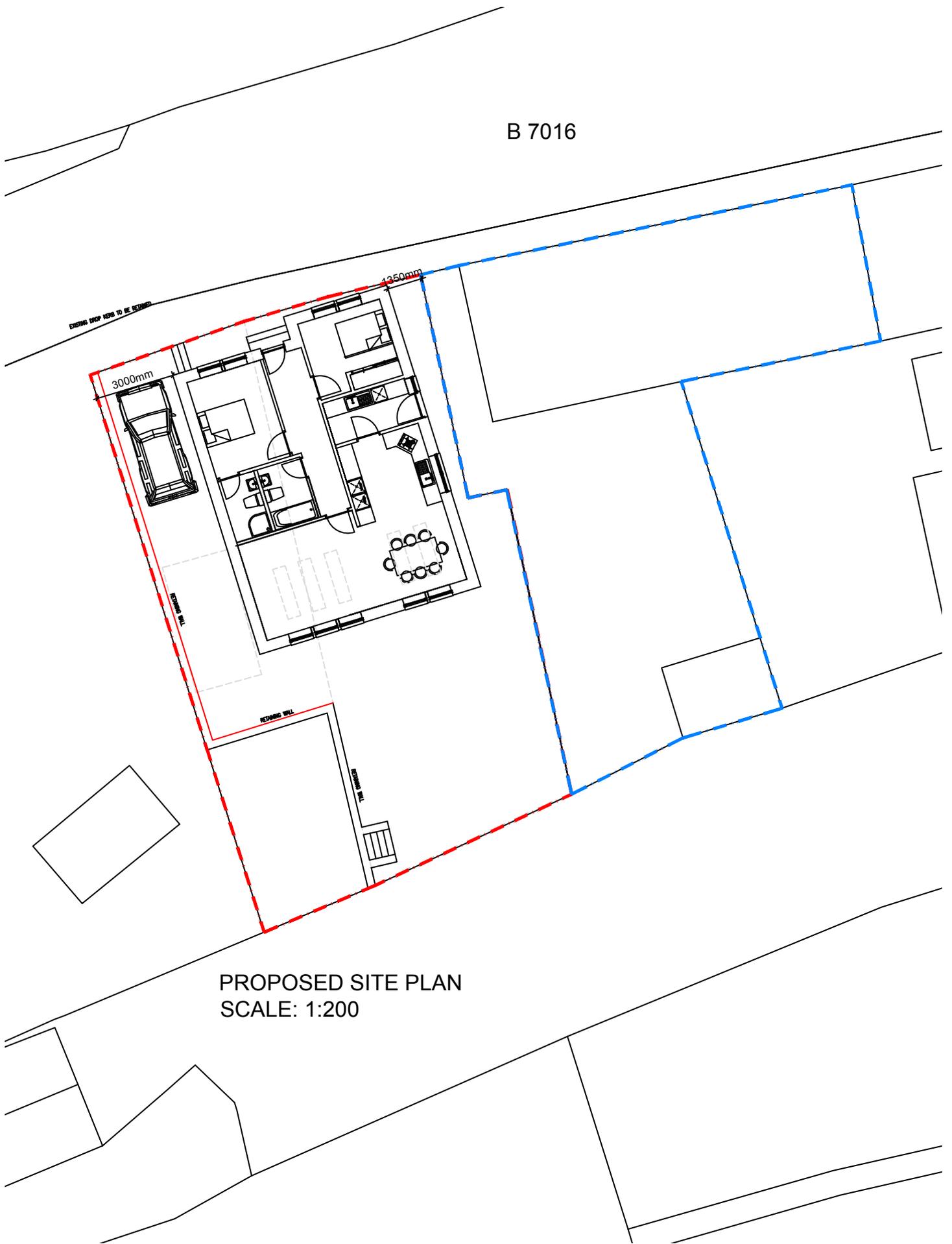
There are residential dwellings in the locale, which all have access to services. Prospective purchasers should however make their own enquiries with the appropriate service providers.

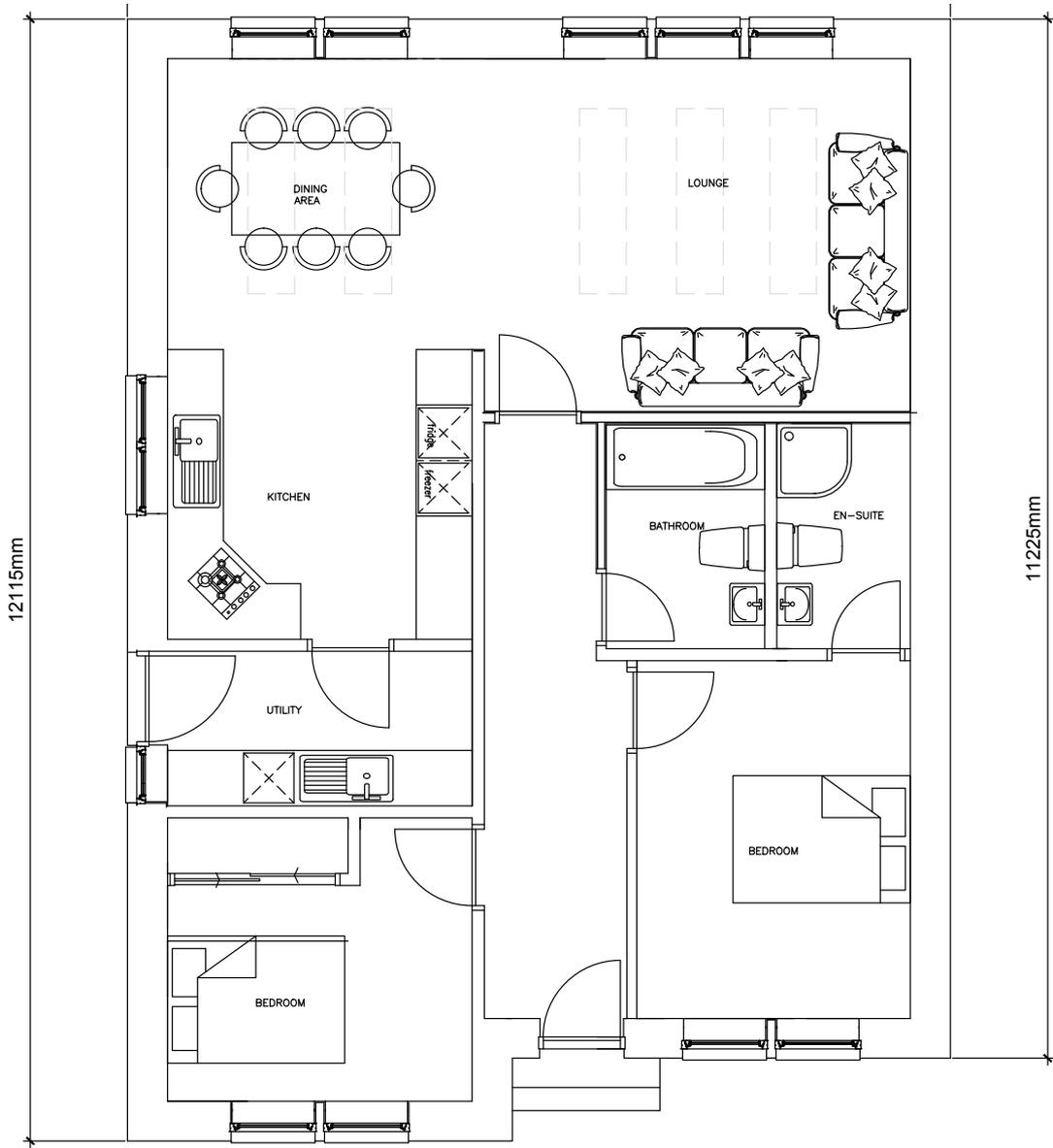
The vibrancy and desirability of this lovely village is evident and good road and transport links ensure the property is within easy reach of larger towns. For those with a vision and flair for their personal 'Grand Design' this could be the ideal place. Early viewing is advised.

Building Plot, Adjacent to Laurel Bank



B 7016

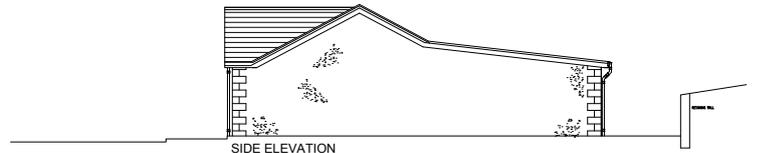




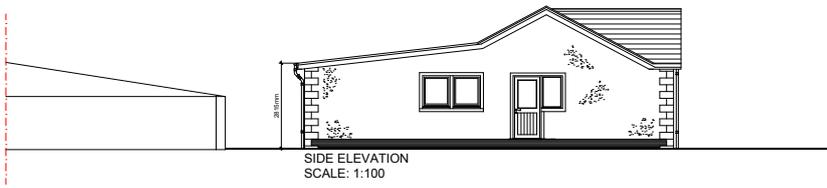
PROPOSED PLAN
SCALE: 1:50



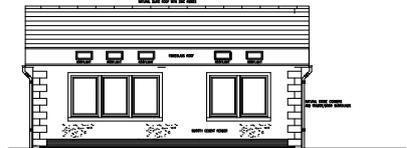
FRONT ELEVATION
SCALE: 1:100



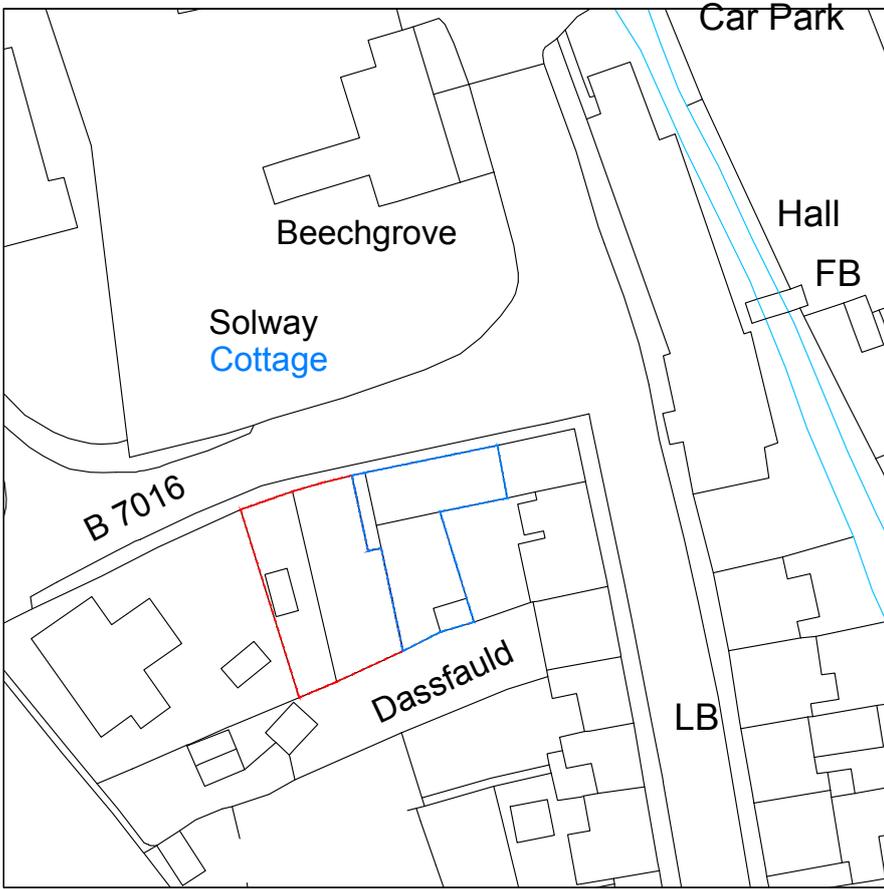
SIDE ELEVATION
SCALE: 1:100



SIDE ELEVATION
SCALE: 1:100

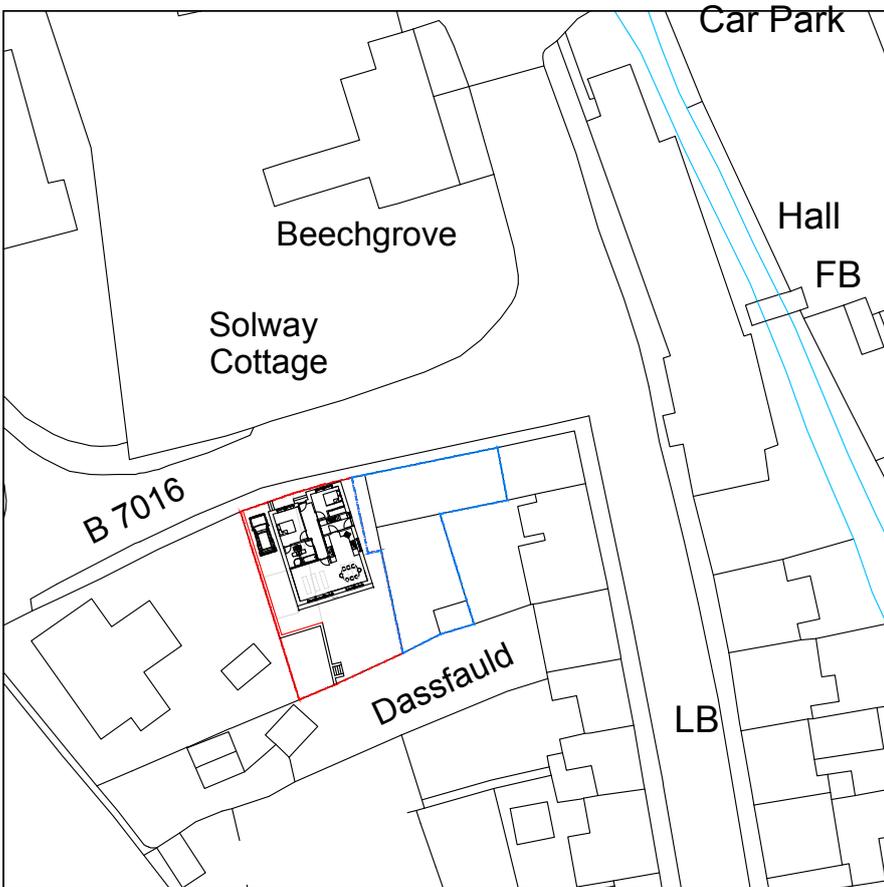


REAR ELEVATION
SCALE: 1:100

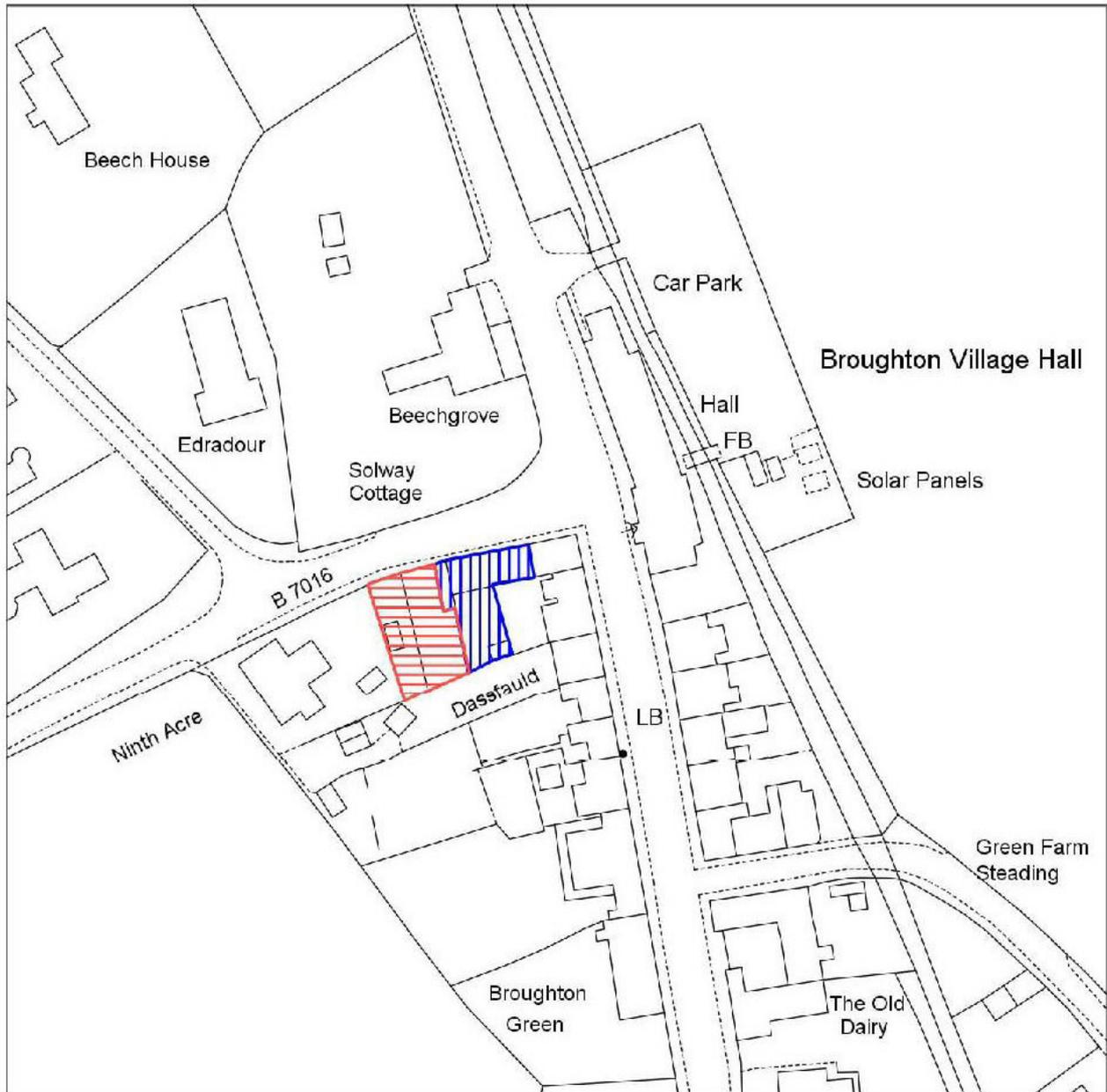


EXISTING LOCATION PLAN
SCALE:1:500

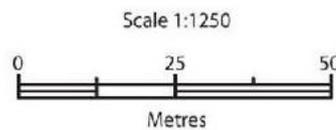
11240



PROPOSED LOCATION PLAN
SCALE:1:500



Laurel Bank Tea Room, Broughton, Biggar



22/01007/PPP
04/10/2022

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Supplied By: Getmapping
Supplier Plan Id: 283573 1250
OS License Number: 100030848
Applicant: Susan Kerr

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

APPROVED

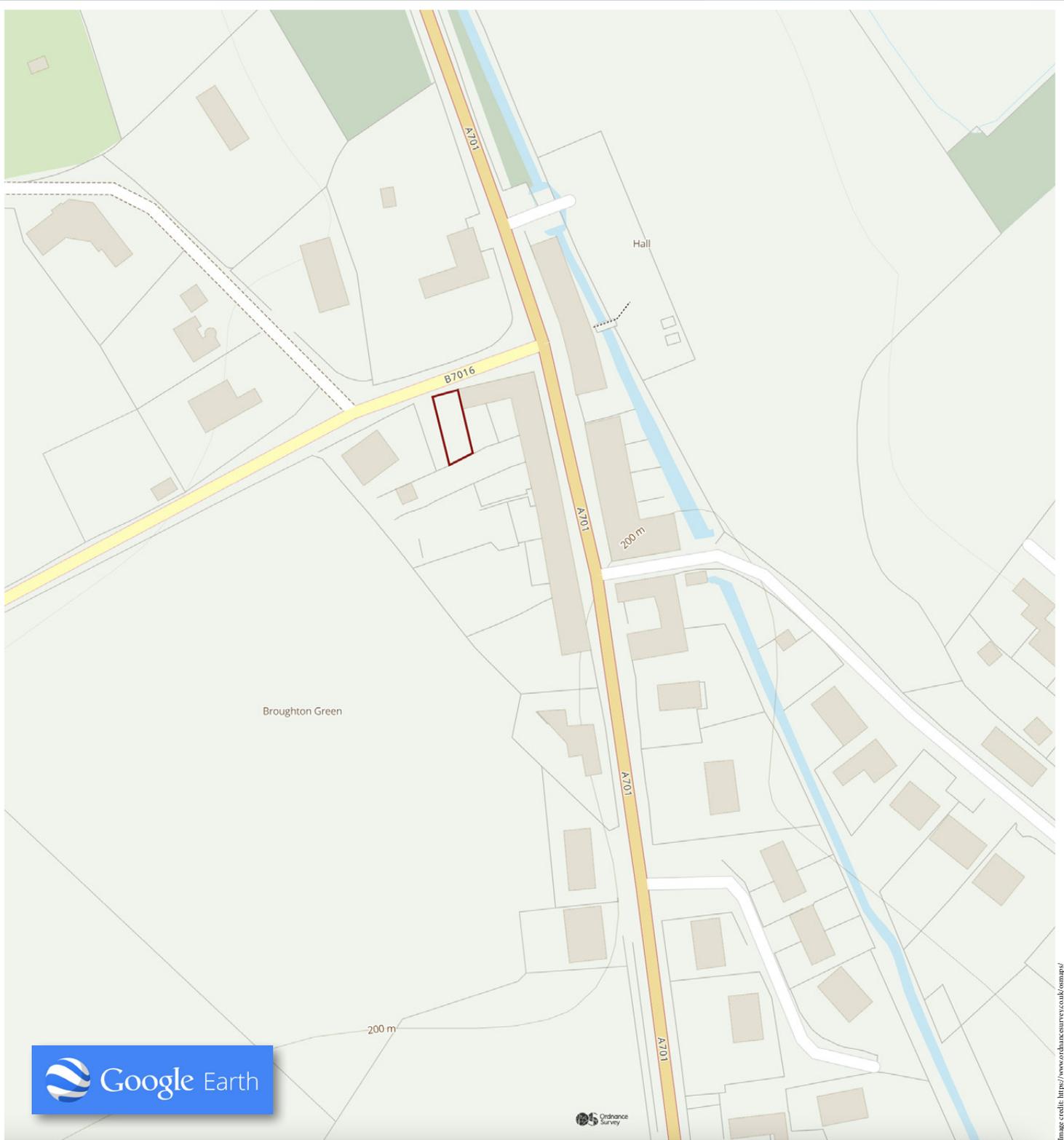
subject to the
requirements of the
associated Decision
Notice



The charming village of Broughton is only a ten-minute drive to the beautiful town of Biggar. With stunning scenery all around and other large towns of Lanark and Peebles both only fifteen miles away, it offers real peace and quiet but with the added benefit of easy access to local amenities.

Biggar itself benefits from a wide range of amenities including a Sainsbury's, Hospital, butcher, baker, pubs, Co-op, Post office and an Indian restaurant. The main motorway links are also close at hand, meaning Glasgow and Edinburgh are also easily accessible on a daily basis. Excellent schooling is available at Broughton Primary (5 minute walk) and Peebles High School (11.9 miles).

The Location



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