

Plot of land

SOUTH EAST OF GARTHRIG, LANTON, TD8 6SU



*PLOT OF LAND, CIRCA 0.079ACRE, WITH
PREVIOUS PLANNING PERMISSION IN PRINCIPLE
FOR THE ERECTION OF A DWELLINGHOUSE*



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McEwan Fraser Legal is delighted to present this plot of land, circa 0.079 acres (0.0323 Ha), with Planning Permission in Principle previously granted for the erection of a single dwellinghouse. This plot gives the perfect opportunity to build your family home outside the hustle and bustle of Edinburgh, whilst keeping within commutable distance. The plot can be found through what three words - `///restriction.shift.blanking`

Planning Permission in Principle for the dwellinghouse was approved on 11th January 2023 (22/01117/PPP). Details can be found on The Scottish Borders Council's website at eplanning.scotborders.gov.uk or by contacting our office for further information. Renewal of the Planning Permission in Principle and/or full Planning Permission would be required. Prospective purchasers should make their own enquiries with the local Planning Department.

There is good accessibility to the plot from the main road. Services are understood to be located within the vicinity of the site. Prospective purchasers should make their own enquiries with the appropriate service providers. This is a rare opportunity to acquire a plot with excellent prospect in a fantastic location.

The above details are believed to be correct but are not definite; they are simply intended to indicate the property's main features. These details will not form any part of a contract. Interested parties should satisfy themselves on all details. The current owner has plans for a 3 bedroom house including a garage for the site which can be sent to interested parties on request.





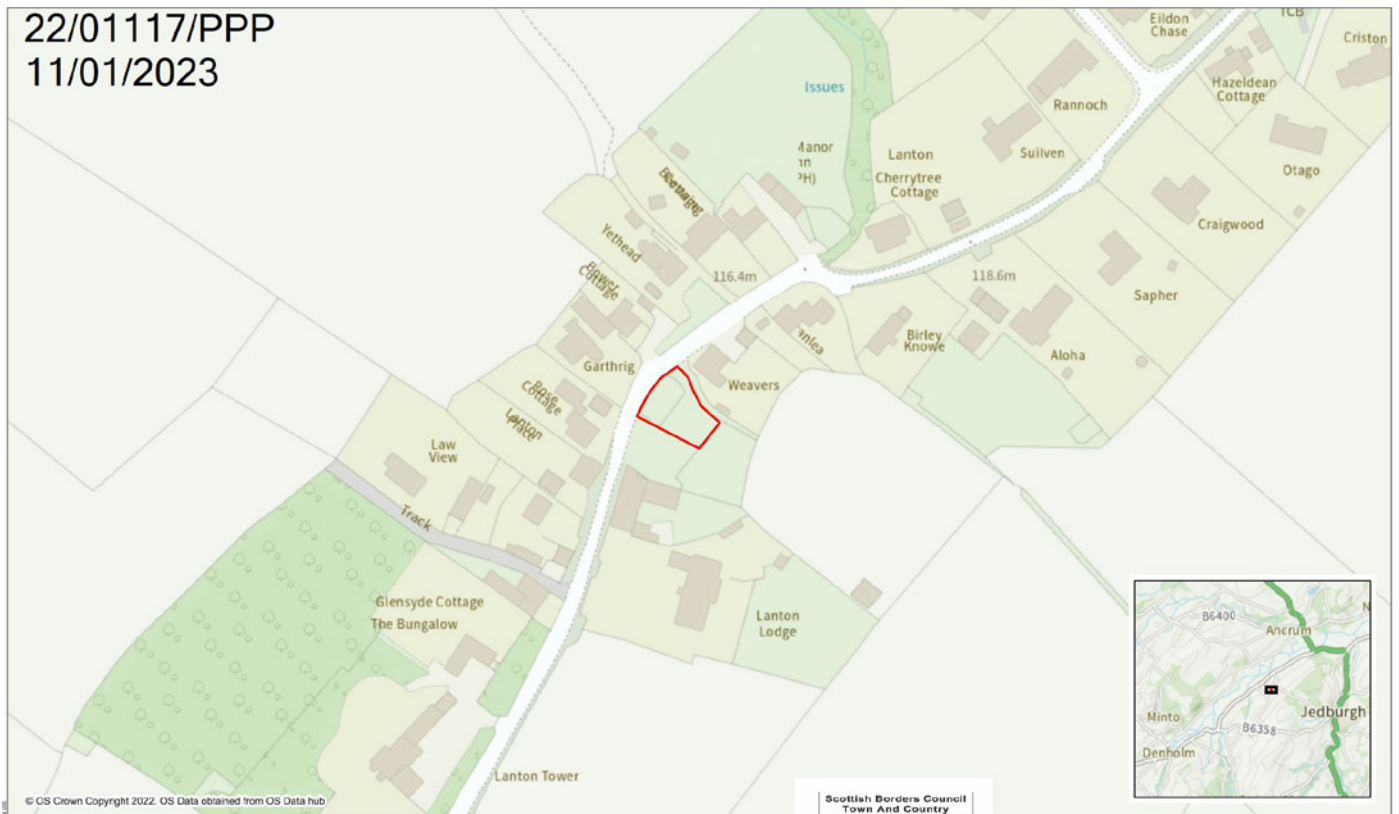


LAND IN WINTERTIME PRIOR TO VEGETATION GROWTH





22/01117/PPP
11/01/2023



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**Erection of
Dwelling House,
Land South East
of Garthrig
Lanton
22/01117/PPP**

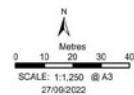
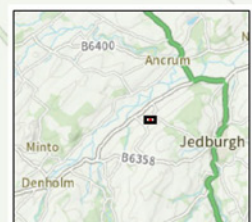
Application Boundary
Application Boundary Grid Reference:
Easting: 361903 Northing: 621640

Figure 1
Site Location

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1987

APPROVED

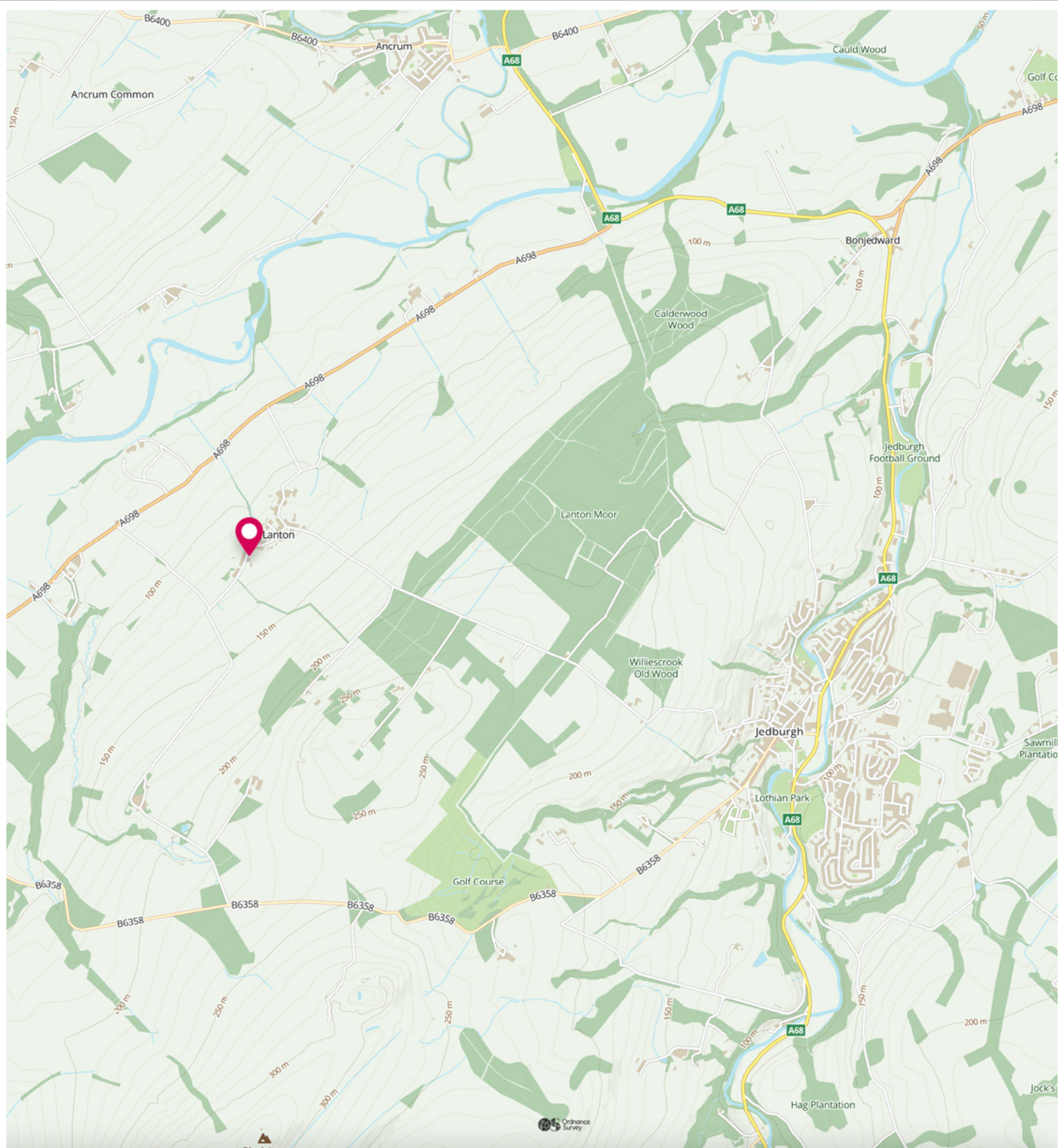
subject to the
requirements of the
associated Decision
Notice





Lanton is a small, friendly village close to Jedburgh which is only a few minutes drive away. Jedburgh is justifiably known as the Jewel of the Borders and has a variety of shops, restaurants, a swimming pool, fitness centre, community and arts centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England. The Red Stone Abbey on the banks of the Jed Water was founded in 1138 and the visitor centre portrays Abbey's turbulent past. The town has connections with Mary Queen of Scots who visited in 1556. Jedburgh is an attractive setting with riverside walks and colourful renovated buildings in the Market Place and Canongate. Well situated with road links to both major airports at Edinburgh and Newcastle, and the main East Coast and the Borders Railway. The Borders railway with a direct link to Edinburgh is 11 miles away at Tweedbank.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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