

**LAND AT DENHOLM**  
RESIDENTIAL DEVELOPMENT SITE

# LAND AT DENHOLM RESIDENTIAL DEVELOPMENT SITE

- Approximately 2.07 acres (0.84 hectares)
- Detailed planning consent for 19 houses
- Located on the edge of the popular village of Denholm
- Services adjacent to site
- Additional zoned land available adjacent to the site
- Scope for entering into option agreement on further adjacent land
- Offers Invited



**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket



## LOCATION

The land is located on the eastern edge of Denholm which is approximately 6 miles west of Jedburgh and 5 miles east of Hawick.

Local amenities can be found in Denholm including a village shop, petrol filling station, cafes and pubs. Further local services can be found in Hawick, Jedburgh and Galashiels which is approximately 20 miles to the north.

Tweedbank station is approximately 17 miles to the north and provides regular services to Edinburgh Waverley in approximately 55 minutes.

There is a primary school in Denholm with secondary schooling at Hawick High School approximately 5 miles to the west.

## DESCRIPTION

The site is located on the eastern edge of Denholm and to the north of Jedburgh Road (A698). The site and is generally level and extends to approximately 2.07 acres. The land is the site of a former traditional farm steading and is bounded by residential properties to the north and west and agricultural fields to the south and east.

In addition, there is a field to the south of the development site extending to approximately 5.04 acres that is zoned for residential development in the Scottish Borders Local Development plan. This field is also available by separate negotiation.

## PLANNING

The site benefits from detailed planning permission for the erection of 19 residential units under ref: 15/01202/FUL and benefits from a certificate of lawfulness which confirms that Planning Permission 15/01202/FUL has been lawfully initiated and the approved development can be built out, subject to the outstanding conditions being satisfied.

The planning consent is also subject to a signed Section 75 agreement which deals with Primary Education Contribution.

The land to the south is zoned in the existing and proposed Scottish Borders Local Development Plan under ref: ADENH001, with an indicative capacity for 40 residential units.

## TECHNICAL INFORMATION AND DATA ROOM

Technical information is available in an online data room, containing relevant information

in relation to the planning consent, site layout drawings, service infrastructure plans, tree survey, drainage strategy and other information that may be required to undertake the necessary due diligence to quantify bids to purchase.

The pertinent information is available via an online data room – please contact Galbraith for access.

Alternatively, the detailed planning permission ref 15/01202/FUL can be viewed on The Scottish Borders planning portal:

<https://eplanning.scotborders.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>

Any further planning enquiries can be directed to Scottish Borders Council.

## METHOD OF SALE

Offers are invited for the freehold interest in the site with vacant possession.

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Net purchase price and method of payment
- Conditions of purchase
- Proposed use, total unit numbers/total sales area
- Proposed timescales for further due diligence and anticipated key delivery dates
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third party approval
- Legal representatives details

A deposit of £10,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.



We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

Proposals for the zoned land and the land to the south of Jedburgh Road will also be considered with the initial sale of the consented land or separately.

### LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

### VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith  
Suite C,  
Stirling Agricultural Centre,  
Stirling,  
FK9 4RN

Harry Stott  
harry.stott@galbraithgroup.com  
01786 434 630  
07909 978 644

Ferguson Planning  
Shiel House  
54 Island Street  
Galashiels  
TD1 1NU  
Tim Ferguson  
tim@fergusonplanning.co.uk  
01896 668 744

### SOLICITORS

TBC

### 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 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. 7. Photographs taken in October 2023. 8. Particulars prepared October 2023.

