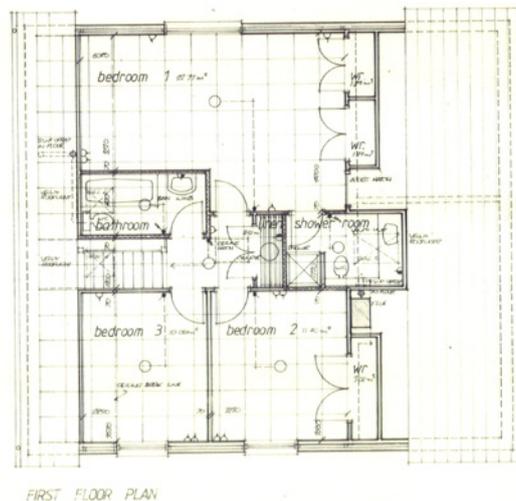




RETTIE



LANTON PLOT | LANTON | SCOTTISH BORDERS



A plot extending to approximately 0.0323 hectares / 0.08 of an acre is available with approved planning consent for a detached three bedroom family home in the pretty village of Lanton.

Melrose 12 miles Jedburgh 3 miles Edinburgh 46 miles  
(All distances are approximate)

**Situation:**

The village is surrounded by beautiful Borders countryside and offers peaceful rural living but within easy reach of the A68, giving access to Edinburgh and Newcastle.

The historic Border towns of Jedburgh and Hawick are also within easy reach and provide amenities including schooling, shops, hotels, eateries and sports and leisure facilities. The region is renowned for the lifestyle it offers whether full time or as a peaceful retreat with Edinburgh only 43 miles away. The Scottish Borders countryside is also renowned for its country sports and pursuits with stunning landscapes. The area will also benefit from the new Borders Railway opening in 2015 with a journey time to Edinburgh in under an hour from the new Tweedbank station.

**Description:**

The plot has full planning permission to build a bespoke detached three bedroom family home in the peaceful and pretty village of Lanton, close to Jedburgh. The plot sits in a quiet residential location on the edge of the village with truly stunning far-reaching views over the surrounding countryside. The planning reference for Scottish Borders Council is REF: 14/00719/PPP

**Proposed Accommodation:**

**Ground Floor:**

Hall, open-plan sitting and dining room, family room, study, kitchen-breakfast room, utility room.

**First Floor:**

Landing, master bedroom with en-suite, two further bedrooms, family bathroom.

**Outside:**

Driveway, parking, integral garage, gardens.

**Directions:**

Head south from Edinburgh on the A68 and turn right on the A698 towards Denholm. Take the first left turn signposted Lanton. On entering the village, take the first right by the telephone box and the plot is to be found after a short distance on the left-hand side.

**Satellite Navigation:**

For those with the use of Satellite Navigation the postcode for this property is TD8 6SU.

**GENERAL REMARKS:**

**Fixtures and Fittings:**

Only items specifically mentioned in the particulars of sale are included in the sale price.

**Local Authority:**

Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

**Internet Web Site:**

This property and other properties being marketed by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.onthemarket.com](http://www.onthemarket.com), [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk) and [www.rightmove.co.uk](http://www.rightmove.co.uk).

**Servitude Rights, Burdens & Wayleaves:**

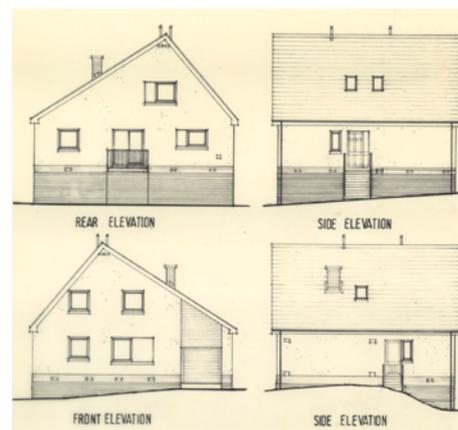
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

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Particulars prepared November 2014.



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