



**RETTIE**



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

GARDEN PLOT | ELM ROW | SELKIRK | SCOTTISH BORDERS | TD7 4EU

With prime location in the centre of the historic market town of Selkirk and within walking distance to the local primary and high school, a buyer has the opportunity to create a wonderful and individual detached home in this lovely quiet street. Garden Plot comes with detailed planning permission to create a two bedroom house and boasts off-street parking for two cars.

Edinburgh 38 miles      Melrose 8 miles      Galashiels 7 miles  
(All distances are approximate)

**Situation:**

Garden Plot is situated on Elm Row, in the centre of the historic market town of Selkirk. The Royal and Ancient burgh of Selkirk is beautifully situated on the banks of the Ettrick Water. The town boasts excellent leisure facilities which include a nine-hole golf course, tennis courts, horse riding, swimming pool and fitness centre. There are a wealth of local amenities, with several hotels and pubs, coffee shops and restaurants, and a Farmer's Market each month. Further retail outlets can be found in the nearby town of Galashiels. Local tourist attractions include Bowhill House and Country Park, Halliwell's House, The Haining Country House, Estate and Kennels, and St. Mary's Loch. For the sporting enthusiast there are variety of outdoor pursuits in the area including fishing on the River Tweed, golf, hill walking and horse riding to name but a few. Local schooling is excellent with three primary schools and secondary schooling at Selkirk High. The well-known St Mary's Preparatory School is situated in nearby Melrose. Selkirk is centrally located providing easy access to other major Border towns, as well as Edinburgh and the North of England via the A7 which runs through Selkirk. Galashiels (7 miles) has a station on the Borders Railway, offering a journey time to central Edinburgh of around 50 minutes.

**Description:**

Garden Plot is centrally situated in the bustling town of Selkirk and planning permission has been granted for the erection of a contemporary detached home with two double bedrooms and open-plan ground floor living accommodation. Outside there is a garden area and off-street driveway parking.

**Planning**

Planning Permission (ref: 19/00226/FUL) was granted on 30th July 2019 by Scottish Borders Council in line with the approved plans available from the selling agents or from the Scottish Borders Council planning portal, and subject to discharging the eight conditions attached to the planning consent. Development Contributions are also liable with regard to the Waverley Line Re-instatement currently in the sum of £1,957.

**Directions:**

Head South from Edinburgh on the A7 and continue through Galashiels and into Selkirk. Follow the road through Selkirk until you reach a road sign posted for Raeburn Place on the left-hand side. Follow this road until you reach a T-junction and turn right up Bleachfield Road. Follow the road up the hill and then take a left into Dovecot Park and then next left into Elm Row. Garden plot can be found on the left-hand side just after the police station.

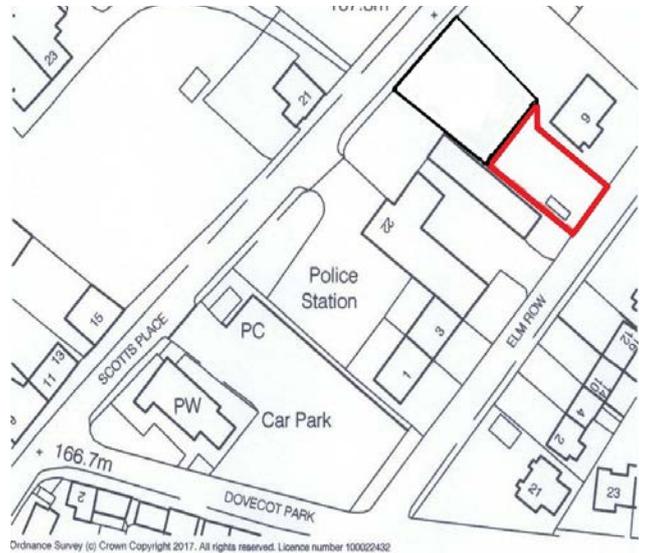
**Satellite Navigation:**

For those with the use of Satellite Navigation the postcode for this property is TD7 4EU.

**GENERAL REMARKS:**

**Special Note:**

Planning documents available from selling agents on request or from Scottish Borders Council Planning Portal (ref: 19/00226/FUL).



**Services:**

The plot is un-serviced, although all services are in the road on the edge of the plot.

**Local Authority:**

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

**Internet Web Site:**

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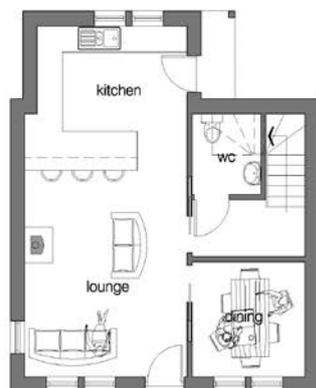
**Servitude Rights, Burdens & Wayleaves:**

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.

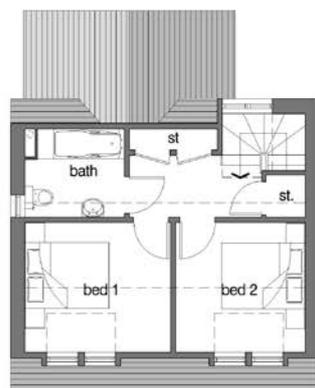
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Particulars prepared August 2019.



proposed ground floor plan  
scale 1:50



proposed first floor plan  
scale 1:50



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