



DREVA ROAD, BROUGHTON, SCOTTISH BORDERS, ML12 6HG

- Greenfield land extending to approx 5.8 acre with residential development potential, subject to consents
- Local Plan allocation for housing with an indicative capacity of ten residential units
- Attractive edge-of-village setting in desirable settlement located between Biggar and Peebles



BROUGHTON

RESIDENTIAL DEVELOPMENT OPPORTUNITY

DESCRIPTION

The residential development site, comprising just under 6 acres, is situated on the quiet Dreva Road, close to the centre of the attractive commuter village of Broughton. The land currently forms part of a 12 acre field which is in agricultural use under a short-term lease.

The site is broadly rectangular and slopes relatively gently from north to south. To the north of the site is the remainder of the wider 12 acre field while to the south, past Dreva Road, is also open ground. To the east is a substantial detached house within ample garden grounds. To the west are established residential uses. At the south of the site are views of the village across Dreva Road while to the north are spectacular views of the local hills.

LOCATION

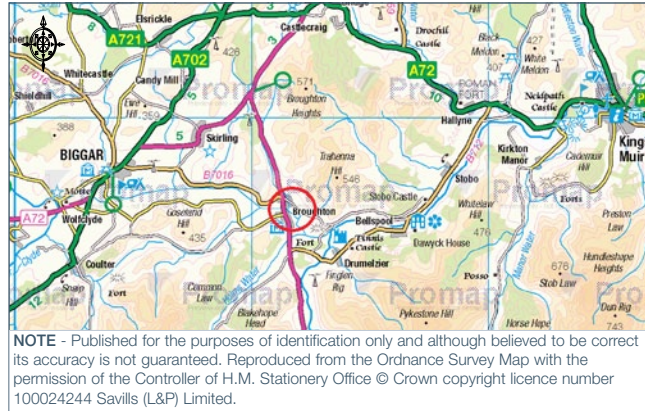
The Dreva Road site is located to the east of the small village of Broughton, a popular commuter location, which has a primary school, post office, village store, tea room / bistro / bar, petrol station and small brewery. The village is situated approximately 25 miles (40 km) south of Edinburgh, between Peebles (approx. 9 miles / 15 km) and Biggar (approx. 5 miles / 8 km), on the main A701 road. Both Biggar and Peebles offer a wide range of retail and community facilities with well regarded primary and secondary schools located in both towns. The nearby River Tweed is a prolific Salmon river and shooting can be arranged on nearby estates. There are golf courses at Innerleithen, Peebles and Cardrona. Stobo Castle, Peebles Hydro and Cardrona Hotel also offer good leisure facilities and Glentress Forest is an excellent facility for mountain biking. Accessibility to Edinburgh and further afield is provided by road infrastructure with bus services operating from Biggar / Peebles to Edinburgh on a regular basis.

PLANNING

The site is allocated for housing within the Scottish Borders Council Consolidated Local Plan – Dreva Road (TB200). An indicative capacity of ten houses is stated within the Plan.

METHOD OF SALE

The heritable interest (freehold) in the property is offered for sale as a single lot with vacant possession.



Offers must be submitted in Scottish legal terms to Savills Edinburgh Office. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents. The owner reserves the right to sell the land without reference to any other party. Offers should include:

- Bidding party name / company
- Price
- Conditions of purchase
- Proposed timescales and schedule of actions required for full settlement / payment
- Proof of funding

TITLE PLAN

A title plan will be prepared which will become a taxative plan for sales purposes. Only indicative boundaries are provided and should not be relied upon.

VIEWING

Viewing can be undertaken from Dreva Road at the viewer's own risk.



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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