

DM HALL

For Sale

**Part Built
Residential
Development**

**Land West of
Horsbrugh Ford,
Cardrona, Peebles,
EH45 8NE**



**Offers over £1.65m
are invited**

Property Details

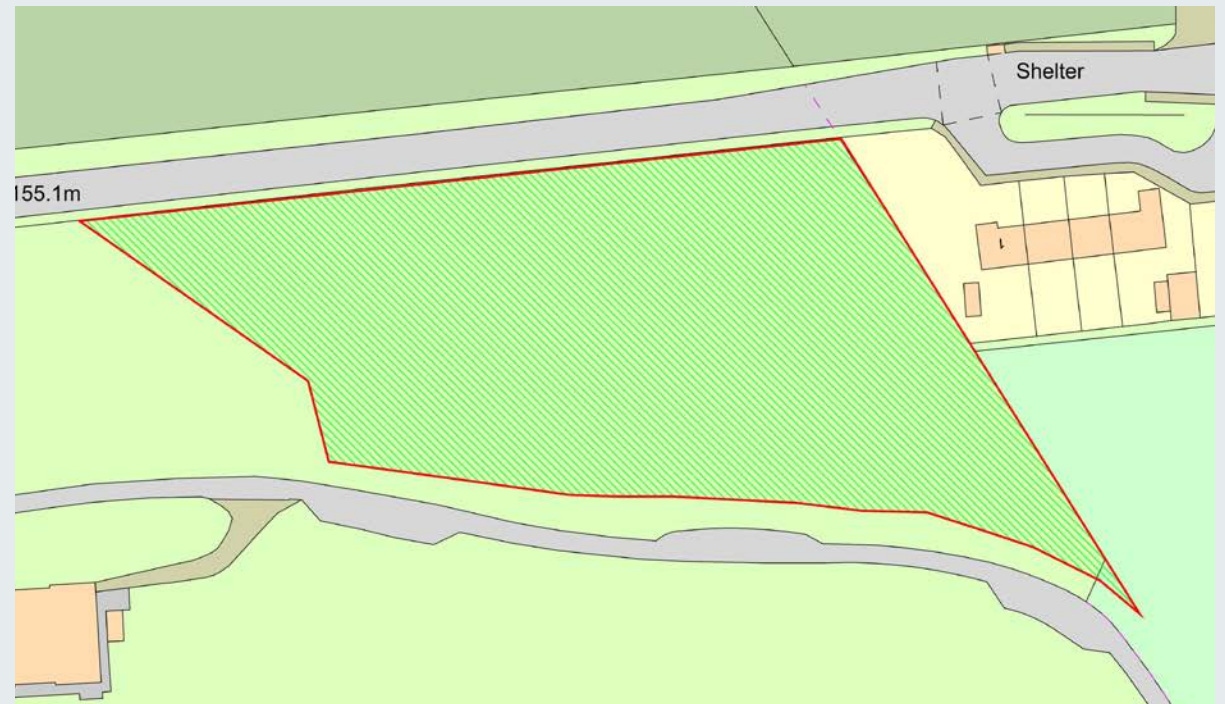
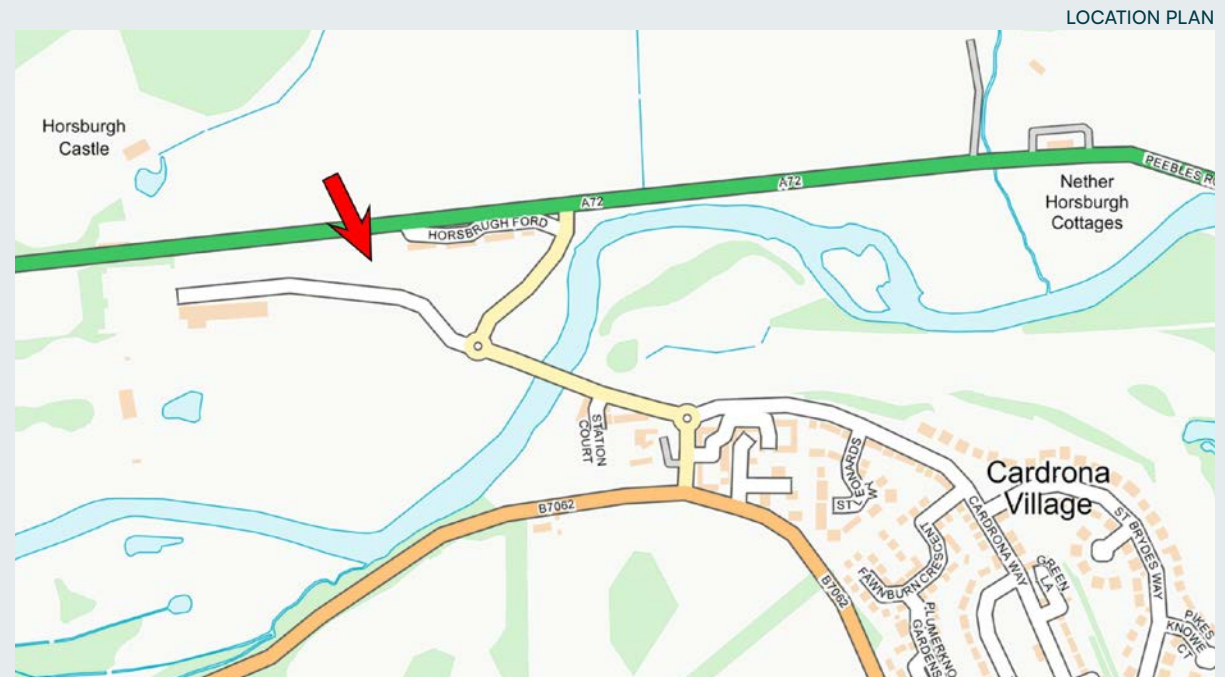
- Part built residential development in Cardrona, Peebles
- Number of units well progressed
- Planning consent for development of 20 houses
- Offers over £1.65m invited

LOCATION

Cardrona is a small modern village located approximately half way between Innerleithen and Peebles, within the Scottish Borders. It is in close proximity to the A72 trunk road, as well as nearby leisure facilities at the Macdonald Cardrona Hotel and Glentress mountain biking trails. It lies circa 3 miles to the east of Peebles, which is the nearest large town.

Peebles is a popular county town within the Scottish Borders and is set on the River Tweed, some 23 miles south of Edinburgh. The town is increasing of residential or dormitory style complexion and provides a full range of typical local and convenience services plus appropriate social, administrative and educational facilities for a town of its size.

The approximate location of the subjects is indicated on the attached street plan.



INDICATIVE SITE PLAN

Property Details

DESCRIPTION

The subjects comprise an irregular shaped area of land. At the date of our inspection, the site was in a partly developed condition, and extends to circa 0.83 hectares (2.05 acres).

The site is bounded to the north by a hedge and then the A72 road, by existing residential houses to the east, and to the south and west by the Macdonald Cardrona Hotel grounds and car park.

At the time of inspection units 1, 2, 3, 19, and 20 were at a relatively advanced stage of construction, with the structure completed, and doors and windows fitted. Roof coverings were also in place on units 1, 3, 19, and 20.

Other units are at various stages of completion.

The foundations for units 4, 5, 6, 7, 13, and 14 appeared to be complete, with the ground floor slabs having been poured.

PLANNING

The site is identified on the Local Plan as part of MCARD006 North of Horsburgh Bridge extending to 1.9 hectares with a capacity of 25 units. We have examined the Borders Council planning portal and note that the subjects have a planning consent Ref: 19/00332/FUL, for the erection of 20 dwelling houses. The consent was granted on 27th March 2021 and must begin no later than 3 years after the date of the decision notice.

INFORMATION PACK

We have a developers information pack available that contains the following.

- Site layout plans
- Floor plans / elevations
- Title information
- Planning documents



Property Details

SALE TERMS

Offers over £1.65m are invited. As this is an insolvency sale, a marketing period is required and will likely be followed by a formal closing date for offers.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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