

# Consented Land Plot, Broomlee Mains, West Linton

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# A development site with detailed planning consent for **two residential homes at Broomlee Mains** on the edge of the popular village of West Linton.

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## Location

A generous plot of land located to the south of the village of West Linton, between the A701 & A702, offering easy access to a range of local amenities and outdoor pursuits. The village of West Linton boasts a strong sense of community, with a Co-op, post office, health centre, pharmacy and a village hall, alongside local cafés and restaurants. West Linton also features a popular bowling club, tennis courts, and a well-regarded golf course.

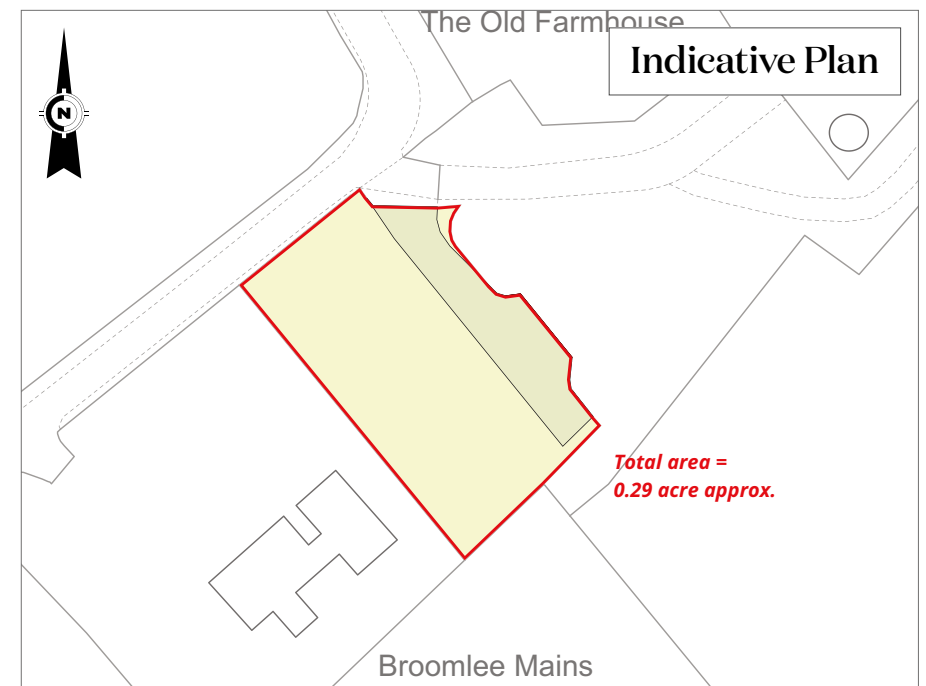
For nature enthusiasts, the surrounding rural farmlands and countryside offers a wealth of outdoor activities including hill walking, cycling, and mountain biking along scenic trails, while the nearby River Tweed is famed for its fishing opportunities. Local schooling is available at West Linton Primary, with secondary education offered at Peebles High School. The bustling market town of Peebles is just a short drive away, offering a wide range of shops, supermarkets, restaurants, and leisure facilities. The location is also well-positioned for easy access to Edinburgh, making it ideal for those seeking a peaceful rural retreat with good transport links to the city.

## Description

This is an excellent development opportunity to acquire a fully consented site on an attractive plot on the edge of West Linton. Detailed planning permission was achieved for two detached dwellings on 10th November 2022.

Planning permission has been granted for the erection of two, two storey dwelling houses on a total plot size of c. 0.29 acres.

The internal accommodation across the two dwellings totals 368 sq m (3960 sq ft). Each home includes four bedrooms with private garden grounds and parking.





CGI



CGI



CGI

There are very flexible home layouts with attractive open plan kitchen, living, dining layouts. There is also direct access to the garden as well as additional living space and a bedroom on the ground floor.

House 1 – Plot Area 506m<sup>2</sup> 4 Beds - 184 sq m (1980 sq ft)

House 2 – Plot Area 502m<sup>2</sup> 4 Beds - 184 sq m (1980 sq ft)

The section 75 Agreement has been concluded between the seller and Scottish Borders Council in relation to developer contributions to education and affordable housing. The buyer will be responsible for these obligations. Further details are available from the selling agents.

Detailed floor plans and site plans are available on the portal or by request.

## Services

It is understood that mains electricity & water are located nearby. Drainage will require a plan to include a Bio tank / Septic tank. Drainage plan is available upon request. Purchasers will need to ensure utility provisions will meet their requirements.

## Boundary & Access

The boundaries and proposed vehicular access are shown on the site plan. The main entrance to Broomlee Mains is from Station Road on the B7059.

## VAT

The property is not opted for VAT.

## Planning Consent

**Council:** Scottish Borders Council <https://www.scotborders.gov.uk/planningapplications/viewing-planning-application>

**Planning Reference:** 22/01491/FUL

**Proposal:** Erection of two dwellinghouses Land East Of Woodlands Broomlee Mains West Linton Scottish Borders

**Status:** Application Granted with conditions

**Granted Planning Date:** 10th November 2022

For further information regarding the planning permission, please contact Scottish Borders Council on 0300 100 1800.



## Viewing

By appointment through Knight Frank on 0131 222 9600.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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**We would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024

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