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**BUILDING PLOT
SHANKEND,
ETTRICK VALLEY**

A PARTICULARLY LARGE PLOT EXTENDING TO ABOUT 0.73 ACRES SET IN THE QUIET
COUNTRYSIDE OF ETTRICK VALLEY.

OUTLINE CONSENT FOR ONE HOUSE

FIXED PRICE £ 75,000

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BUILDING PLOT AT SHANKEND, ETRICK VALLEY

Selkirk	16 miles	Galashiels	22 miles	Innerleithen	16 miles
Peebles	23 miles	Edinburgh	47 miles	Lockerbie/M74	30 miles

The plot is situated at Shankend in the Ettrick Valley some 15 miles South-West of Selkirk by the B709 Langholm and Lockerbie road and 15 miles from Innerleithen making this within good commuting distance of Edinburgh.

The plot is sheltered and private and enjoys a peaceful location with a South-Easterly aspect.

SERVICES

Power Systems have estimated the cost of providing a supply of electricity will be £786 plus £137.55 VAT.

Holequest Limited have estimated that the cost of borehole drilling, installing a well casing and well screen together with the ancillary work and pumping trials will be approximately £4,000.

A private drainage system will be required.

PLANNING

Outline Planning Consent was granted on for the erection of a single dwelling house and garage. The reference number is 05/00692/OUT dated 7 April 2005 subject to the following conditions:

- 1 The developer must satisfy the Planning Authority of the means of access, layout of the site and design and

listing of any buildings and the landscape treatment of the site.

- 2 The means of water supply and both surplus water and foul drainage.
- 3 A vehicle turning area and either a garage space or two parking spaces to be provided.
- 4 A tree/shrub planting scheme to be submitted before the development commences for the approval of the Local Authority etc.

FIXED PRICE £ 75,000

Offers should be submitted in Scottish Legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without fixing a closing date and they do not bind themselves to accept the highest or any offer.

VIEWING:

The site can be viewed at any time.