

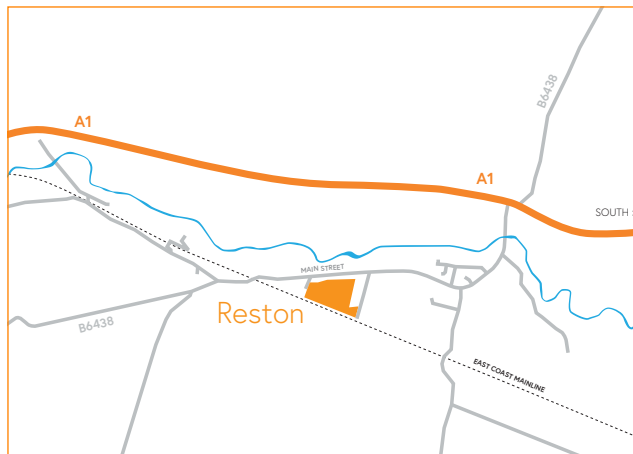
**RESIDENTIAL  
DEVELOPMENT SITE**

LAND AT KIRK FIELD,  
THE ORCHARD, RESTON, DUNS,  
BERWICKSHIRE

**DEVELOPMENT**  
[galbraithgroup.com](http://galbraithgroup.com)

## KEY FEATURES

- Approximately 5.20 acres (2.10 hectares)
- Land allocated for Residential Use
- Indicative capacity for 50 residential units
- Excellent access to the A1 trunkroad
- New rail station under construction due to complete in 2022
- Direct access from a public highway
- Offers Invited



## LOCATION

The land is located to the west of Reston village Main Street adjacent to the site of a former livestock mart. Reston is located in the Eastern Scottish Borders and is approximately 10 miles north of Berwick upon Tweed and 46 miles south of Edinburgh. Newcastle upon Tyne is approximately 74 miles to the south.

The popular villages of Coldingham, Eyemouth and St Abbs are a short distance to the east and provide a range of amenities including cafes, beaches, fishing and coastal walks. Eyemouth being the largest of the three settlements has a wider range of amenities including medical services, shops, restaurants and secondary schooling.

Berwick upon Tweed offers further services including supermarkets, national retailers and a mainline rail station with regular services to London Kings Cross (3.5 hours) and Edinburgh (45 minutes). Plans for a new station at Reston are advancing, with construction due to start in 2021. The new station will have capacity for 70 car parking spaces and electric vehicle charging points. It is expected that the journey time to Edinburgh Waverley will be about 35 minutes.

## DESCRIPTION

The site is generally level and is located to the west of Reston village Main Street. The site is irregular in shape and access to the site will be directly from the new road serving the rail way station.



## METHOD OF SALE

Conditional greenfield/headline offers are invited freehold interest in the site with vacant possession.

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Headline/Greenfield Price and method of payment
- Conditions of purchase
- Proposed use, total unit numbers/total sales area (sq ft/m)/ headline sales prices (sq ft/m) with proposal for overage payments on subsequent uplifts above these baseline figures (optional but bid assessment will allocate a positive score to bids incorporating these provisions)
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application (if required).
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third party approval
- Legal representatives details

A deposit of £50,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

## PLANNING

The adopted Scottish Borders LDP designates the site for Residential Use under ref: AREST004. We estimate that the site has an indicative capacity for 50 residential units.

Adjacent to the site there is further allocated land for the proposed rail station, and the Former Mart Site which has been identified for mixed use with a capacity for 100 residential units under ref: MREST001.

Mains supplies of electricity, water and drainage are located nearby on Main Street and The Orchard.

## TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of mains services are available in the data room. Some technical due diligence has been carried out on the adjacent to the east which may assist parties with their appraisal of the site.

A video of the proposed Reston Station can be viewed on the following link  
<https://vimeo.com/451070950>

The pertinent information is available via an online data room - please contact Galbraith for access.

Any further planning enquiries can be directed to Scottish Borders Council: 0300 100 1800.

# LEGAL COSTS

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Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

# VIEWING AND FURTHER INFORMATION

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The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

## Galbraith

Suite C,  
Stirling Agricultural Centre,  
Stirling,  
FK9 4RN

## Harry Stott

[harry.stott@galbraithgroup.com](mailto:harry.stott@galbraithgroup.com)  
DD: 01786 434 630  
M: 07909 978 644

## Solicitors

TBC



Note: Photographs taken August 2020

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# Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number S0300208 with registered address 59 George Street, Edinburgh, EH2 2JG

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