



## THREE PLOTS AT AUCHENCROW MAINS EYEMOUTH, SCOTTISH BORDERS

Three potential building plots lying on the edge of Auchencrow

A1 1.5 miles ■ Reston/East Coast Railway Station 3 miles ■ Berwick upon Tweed 14 miles

The total area for all plots is 0.368 hectares ( 0.91 acres)

- The plots lie to the northwest of the attractive village of Auchencrow.
- Available individually or as a whole.
- Plot 1: 0.55 acres  
Plot 2: 0.19 acres  
Plot 3: 0.17 acres
- The plots are unserviced.
- No planning permission has been sought.

# Galbraith

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**OnTheMarket**

## SITUATION

The plots are situated on the northwest side of Auchencrow at the edge of the village. Auchencrow is situated off the B6437.

Auchencrow is a small linear village on the edge of the Lammermuirs and within comfortable reach of Reston, where a new branch railway station is located on the east coast main line. The A1 is only 1.5 miles away and the rugged and beautiful east coast is within easy access. The Craw Inn is a popular village venue.

Auchencrow is understood to mean “field of the tree or trees” and James Hutton, the founder of modern geology, farmed nearby.

## THE PLOTS

The combined plots extend to 0.91 acres and are located on the northwest edge of the village.

Plot 1 extends to 0.55 acres

Plot 2 extends to 0.19 acres

Plot 3 extends to 0.17 acres

The vendor has not applied for planning permission and no services have been taken to the plots.

Additional grazing land may be available by separate negotiation.

## METHOD OF SALE

The land is offered for sale individually or as a whole.

## LOCAL AUTHORITY

Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Tel: 01835 824000





### DIRECTIONS

From the A1 south of Grantshouse and turn right on to the B6437, continue on to the B6438 and take the first turn on your left. The plots are on the edge of the village on the left hand side.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: bank.mixer.titles

### MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

### VIEWINGS

Strictly by appointment with the selling agents.

### POSTCODE

TD14 5LT

### 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

### IMPORTANT NOTES

**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in June 2023.

