



ARDLUI, HUME
KELSO, SCOTTISH BORDERS

ARDLUI, HUME KELSO, SCOTTISH BORDERS.

Fantastic development opportunity with planning permission in principle.

Kelso 6 miles ■ Berwick upon Tweed 23 miles
Edinburgh 42 miles

Total area about 0.5 acres

- Located in the heart of the village.
- An opportunity to create a wonderful family home.
- Enjoys magnificent outlooks over the Tweed Valley to the Cheviots.
- Scenic rural location within easy reach of Kelso.
- Services available.
- Planning Permission in principle. Ref 24/00192/PPP.

Galbraith

Scottish Borders
01573 224244
kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

Situated in the heart of the village of Hume which was the original seat of the Humes/Homes and is dominated by the remains of the 13th Century Hume Castle and lying approximately 6 miles north of Kelso and 9 miles south west of Duns. Kelso is one of the most attractive and unspoilt towns in the Borders and offers good educational and sporting facilities as well as a vast array of independent shopping opportunities. The area offers plenty of outdoor pursuits, including walking, cycling as well as fishing on the Tweed and Teviot.

Added to the enviable quality of life, this area is easily accessible with good road links to Edinburgh and Newcastle upon Tyne as well as the mainline east coast railway station at Berwick upon Tweed. The Borders railway line from Edinburgh terminates at Tweedbank, Galashiels, which is 17 miles away.

DESCRIPTION

Ardlui is an exciting development opportunity situated in the heart of Hume village. The single storey cottage of traditional stone construction and corrugated metal sheet roof is currently in a poor state of repair.

Planning permission has been agreed in principle for the demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse. Vehicular access to the plot would be taken from the public road to the south boundary. To the north side lies a good sized garden area that slopes in a north-south direction and offers a good degree of privacy.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD5 7TR

DIRECTIONS

To find this property location to within 3 metres, download and use [What3Words](http://What3Words.com) via the enclosed link w3w.co/expressed.lookout.eruptions

SOLICITORS

Harper MacLeod LLP, The Ca'd'oro, 45 Gordon Street, Glasgow, G1 3PE.

PLANNING

Planning Permission in Principle (Outline Planning Consent) has been granted. The Consent can be viewed on the Scottish Borders Council's Planning Portal quoting Ref: 24/00192/PPP.

SERVICES

Mains water and electricity, septic tank drainage are available to the site.

ANTI MONEY LAUNDERING (AML) 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 September 2024.

Existing (currently vacant) dwelling to be demolished.

Proposed Building

2 no. parking spaces for new dwelling

