



**FOR SALE – PADDOCK/LAND AT FAUWOOD, GATTONSIDE
Melrose, Scottish Borders, TD6 9LU**

Extending to approx. 1.05 acres (0.43 Ha) in attractive village location

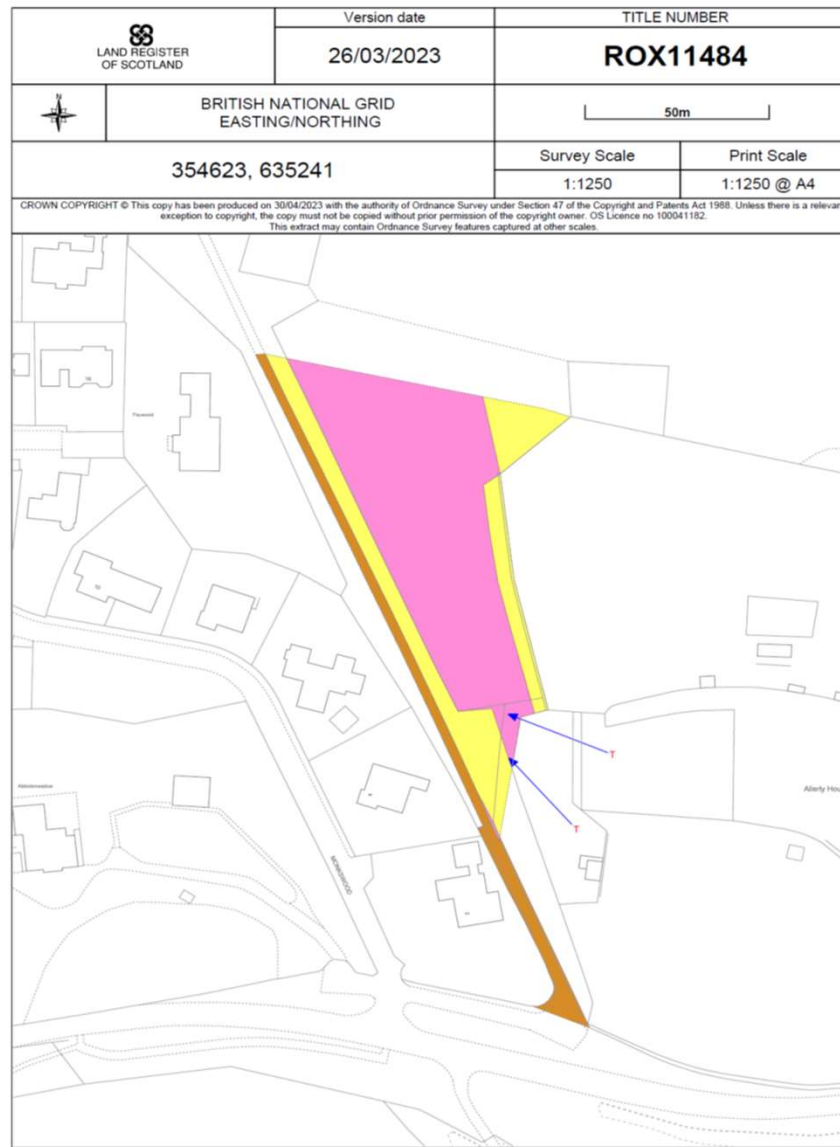


Rural Renaissance Ltd

SUMMARY

- Site extends to 1.05 acres within mature woodland in front of Fauhope House
- Located on the edge of the settlement of Gattonside, near Melrose
- 2 miles from Tweedbank Railway station
- Offers invited for the site





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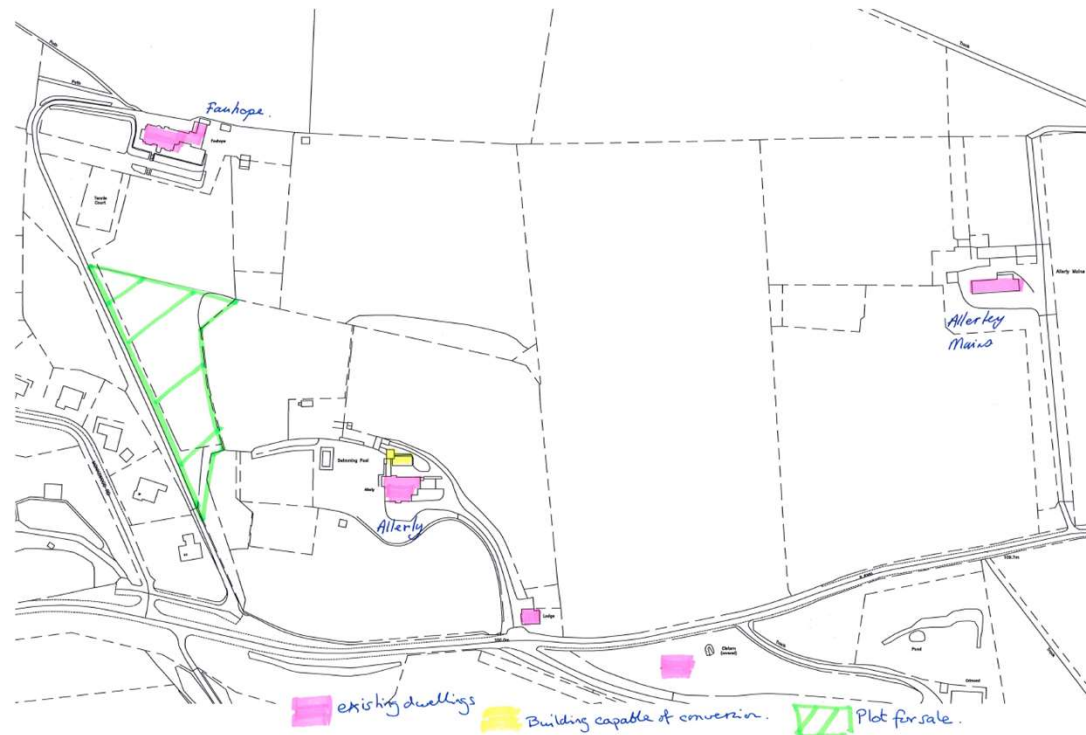
Land at Fauwood, Gattonside, Melrose,
Scottish Borders, TD6 9LU

PLANNING

- The subjects are located on the edge of the settlement boundary. Any applicant wishing to promote this land for development, should refer to Scottish Borders Council (SBC) Supplementary Planning guidance on [New Housing in the Scottish Countryside](#).
- SBC policy may support an application for development, should a new dwelling be considered a part of an existing group.
- A building group constitutes three existing buildings in residential use.

METHOD OF SALE

- The heritable interest is being offered for sale. Please note interest with Rural Renaissance Ltd to be informed of a closing date.
- The vendor reserves the right to sell the property without reference to any other party. The vendor also reserves the right not to sell the property if no satisfactory bids are received.





FURTHER INFORMATION

Please contact the selling agent to arrange any viewing of the site, prior to visiting.

All plans have been created for sales purposes. The boundaries provided are indicative only.

CONTACT

For more information or to book a site visit, please contact:

Gill Girrity

enquiries@jscrawford.co.uk

0189682 5931

Rural Renaissance & Michael J Crawford Partnership give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and RRL & MJCP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.