



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Junction 44/M6 Motorway and Carlisle 21 miles, Langholm 10 miles,
Longtown 16 miles, Hawick 19 miles
(All distances approximate)

RESIDENTIAL DEVELOPMENT PLOT ASHWELL PLACE, NEWCASTLETON, ROXBURGHSHIRE



A residential development plot with planning consent and full building warrant for a three bedroom detached dormer bungalow which is conveniently situated in a quiet area of this small rural town yet convenient for all local facilities and amenities. Newcastleton is set in the attractive Liddesdale Valley close to the England Scotland Border and surrounded by open hill, forest, and rivers which are ideal for walking and outdoor recreation.

This two storey dwelling will have off street parking, a garden area and all modern facilities with the accommodation on the ground floor comprising an entrance hall, sitting room, dining room, kitchen, conservatory, bedroom, bathroom, utility room and garage. On the first floor a bedroom with en-suite bathroom and a third bedroom with an en-suite w.c. Mains services are all available nearby and a historic feature on the frontage of this site, is the former Ashiewell

GUIDE PRICE: £40,000



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

website: www.cdproperty.co.uk - email: office@cdproperty.co.uk

Location	<p>Ashwell Place is situated towards the outskirts of Newcastleton yet only a short walk from the town centre, the playing field and riverside park. Newcastleton is an early planned village of mainly stone built houses laid out in a grid system, with three principal squares. This is an excellent base for access to the vast area of surrounding open hill and forest to include the Border Forest Park and the many hills that follow the Scottish/English border from Cumbria towards Hawick and Keilder Forest. This region is at the centre of a growing tourist area with a good range of local facilities and a wider range of amenities and services available in Hawick or the City of Carlisle, where there is also access to the main line train network and to the M6 Motorway. In particular there is growing interest in the historic Liddesdale Valley and a considerable increase in visits by cyclists on long distance cycle routes and for local mountain bike excursions. The village also has popular festivals including the lively and popular music festival in early July. Newcastleton is in the former county of Roxburghshire which is part of the Scottish Borders Region and its location is shown on the Location Plan.</p> <p>For directions to the property, on entering from the south, take the fourth entrance on the left into Ashwell Place and the property will be seen on your left.</p>
Services	Mains water, electricity and sewerage are available in close proximity to the plot. Enquiries regarding availability should be made to the appropriate supplier.
Planning	A copy of the planning consent dated 25 th July 2007 is available for inspection at the selling agents office together with a copy of the Building Warrant.
Council Tax	The property will be assessed on completion for council tax purposes. The local authority is the Scottish Borders Council, Newtown, St. Boswells, Melrose, TD9 0SA. Tel: (01835) 824000.
Possession	Vacant possession of the property will be given upon completion which will be by arrangement between the parties.
Solicitors	Stevenson and Johnston, Bank of Scotland Buildings, Langholm DG13 0AD. Tel:- (013873) 80428. For the attention of Mr K M Hill.
Post Code	TD9 0QF
Viewing	At any time during daylight hours whilst in possession of these sale particulars.
Offers	Offers for the property should be submitted in Scottish Legal Form to C & D Property Services, 17/19 High Street, Longtown, Carlisle CA6 5UA. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer.

Accommodation

A copy of the plans are available for inspection at the agents office and extracts have been reproduced in this brochure. The proposed accommodation briefly comprises on the ground floor:-

Entrance hall, store, bathroom, sitting room, dining room, kitchen, conservatory, utility, bedroom and integral garage,

First Floor

Bedroom, en-suite bathroom, bedroom and en-suite w.c.

Site

This is a former garden site measuring approximately 13 metres deep by 21.3 metres wide with an existing drop kerb, a concrete hardstanding, pavement to the front and an access track on the return frontage. Ashwell Place is a cul de sac of similar residential property.

Details prepared 9th July 2009 Ref: NPH

Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Property Services or the Vendors/Lessors of this property.