



DEVELOPMENT LAND AT BELLFIELD, EDDLESTON, EH45 8QB

**WALKER SCOTT IRELAND**  
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS





## A SINGLE FIELD ON THE EDGE OF THE VILLAGE, CURRENTLY OUTLINED IN THE LOCAL DEVELOPMENT PLAN FOR HOUSING.

OUTLINED IN THE LOCAL DEVELOPMENT PLAN FOR HOUSING, WITH AN "INDICATIVE SITE CAPACITY" OF 35 UNITS. SERVICES AVAILABLE CLOSE BY. LOCATED WITHIN EASY COMMUTING DISTANCE OF EDINBURGH.

TOTTALLING APPROXIMATELY 4.02 HECTARES (9.93 ACRES)

### LOCATION

The land at Bellfield lies to the north-east of the conservation village of Eddleston, which is approximately 5 miles north of the town of Peebles and approximately 17 miles south of Edinburgh city centre. Eddleston is a small village with restaurant/bar, a church and a primary school (currently mothballed). Larger town services are available in Peebles, where primary and secondary schooling are provided. A new multi-use path, linking Eddleston and Peebles has been completed recently. In addition, the Old Edinburgh Road adjoining the land is a "Core Path", giving the land added access benefits.

Post Code: EH45 8QB. It is strongly recommended that you do not rely on a Satnav in this rural location and check on a route map prior to any scheduled viewing.

What3Words: rooster.crafts.lingering

### DESCRIPTION

The land currently comprises a single grazing field which gently slopes with a westerly aspect.

Field gate access is taken off the Old Edinburgh Road, which remains adopted (reference - D87 1 "Former A703 North of Eddleston Old Edinburgh Road") and joins up with Bellfield Crescent to the south and the A703 to the west.

### DIRECTIONS

Traveling south from Edinburgh on the A701, continue straight on at the Leadburn junction onto the A703 and travel south for approximately 5 miles. On entering the "40" speed limit for Eddleston, turn left off the main road onto a short tree lined section of Old Edinburgh Road, which sits back from the A703. The land is on the left hand side and is accessed off Old Edinburgh Road through the current field gate.

### PLANNING

Planning policy is contained within the Scottish Borders Local Development Plan (Adopted 12 May 2016). The Proposals Map shows the land as lying within the Eddleston village envelope and specifically identified under the "Development and Safeguarding Proposals" as a housing site (AEDDL002 – "North of Bellfield").

The Local Development Plan describes the site as approximately 4.1 Hectares, with an "Indicative Site Capacity" of 35 residential units. The site is shown to retain a mixture of Housing Allocation; Open Space; and Structural Planting/Landscaping.

There are a number of specific site requirements, as follows:

- It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site
- A vehicular link via Bellfield Crescent to the south and from the A703 further north will be required
- Provision of structure planting along the northern edge of the site with an area of open space to the east of the site along with buffer areas alongside new and existing landscaping will be required
- Provision of amenity access within the development for pedestrians and cyclists
- Assessment and mitigation of flood risk from overland flow will be required
- Mitigation measures are required to prevent any impact on the River Tweed Special Areas of Conservation
- Water resilient construction measures should be employed in the development of the site

The proposed Scottish Borders Council Local Development Plan 2 (still to be adopted) replicates the 2016 adopted LDP zoning for the site, with the same site requirements, but dropping the requirement for a Planning Brief.



## SERVICES

Electricity, mains water and mains drainage are available close by to the south-west of the site. Interested parties should make their own inquiries with the relevant utility providers with regards to availability and costings for servicing the site.

Further details on utilities and services are available from the selling agents, on request, within the additional Information Pack.

## ACCESS

Access to the land is taken off the Old Edinburgh Road, which in turn takes access off either Bellfield Crescent to the south and the A703 to the west. Old Edinburgh Road, as well as being an adopted road, is marked as a "Tweed Trail" route and is a "Core Path".

## OTHER INFORMATION

An information pack, including copies of the Planning documentation, is available from the selling agents to parties noting interest and able to demonstrate proof of funding.

## ENTRY

By mutual agreement.

## VIEWINGS AND FURTHER INFORMATION

Viewing is possible at any time during daylight hours. Please contact the Selling Agents in advance of your visit to arrange a viewing. For your own personal safety, please be aware of potential hazards when viewing. Viewing is carried out entirely at the viewer's risk.

For further information please contact Walker Scott Ireland Ltd. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

## ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the

purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".

## LOCAL AUTHORITY

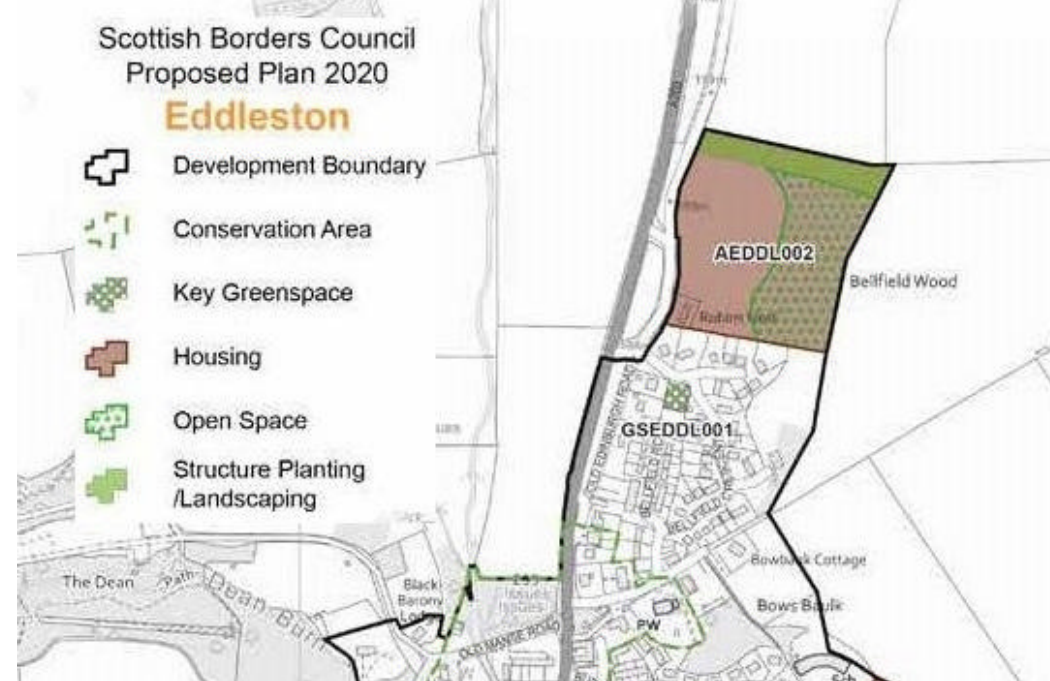
Scottish Borders Council  
Newtown St Boswells  
Melrose  
TD6 0SA  
Tel: 01835 824000  
W: [www.scotborders.gov.uk](http://www.scotborders.gov.uk)

## UTILITY PROVIDERS

SP Energy Networks, Customer Connections, 55 Fullarton Drive, Cambuslang, Glasgow, G32 8FA  
Tel: 0141 614 9997

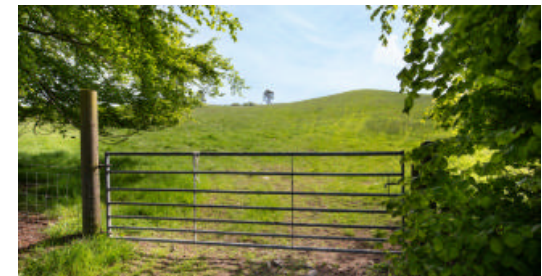
Scottish Water, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline, KY11 8GG.  
Tel: 0800 0778 778

SEPA, Burnbrae, Mossilee Road, Galashiels, TD1 1NF.  
Tel: 01896 754797





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Company Number SC500115



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