



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Plot 4, Flex Mill

HAWICK, BORDERS, TD9 0PB

PLOT 4, FLEX MILL

HAWICK // BORDERS // TD9 0PB

Hawick is the largest of the Border towns with a population of over 14,000 and lies in the centre of the valley of the Teviot. Hawick is internationally famous for fine quality knitwear. Companies such as Hawick Cashmere, Johnstons of Elgin, Lyle & Scott, Pringle of Scotland, and Scott and Charters, all have had, and in many cases still have, manufacturing plants in Hawick, producing some of the most luxurious cashmere and merino wool knitwear in the world today.

The town hosts the annual Common Riding, which is one of the oldest Border Common Ridings and combines the annual riding of the boundaries of the town's common land with the commemoration of a victory of local youths over an English raiding party in 1514. Hawick is also known for its rugby team Hawick Rugby Football Club. Rivalry between the small Border towns is generally played out on the rugby field. The historical competition continues to this day, as Hawick's main rival is the similarly-sized town of Galashiels. Other events in the town include the Summer Festival and the Hawick Reivers Festival.

Attractions include the Borders Textile Towerhouse in which the heritage of Scotland's premier textile manufacturing region is presented within a restored 16th century tower house. Wilton Lodge Park, on the wooded banks of the River Teviot, has 107 acres of riverside and tree-lined walks, and a walled garden. The Hawick Museum and Scott Gallery detail the town's history and provide a venue for visiting exhibitions.

The A7 Edinburgh to Carlisle road passes through the town, with main roads also leading to Berwick upon Tweed and Newcastle upon Tyne. The nearest major airports are at Edinburgh, 57 miles (92 km) away, and Newcastle, 55 miles (89 km) away.

This large building plot has outline planning permission for a secluded single house and is set in a tranquil and rural, yet highly accessible location within only a few minutes drive of Hawick, with stunning views, the property also enjoys a high degree of privacy.

Flex Mill is a lovely, small hamlet in a beautiful rural location yet within only a few miles of the nearby town of Hawick and within easy reach of Galashiels, Jedburgh and excellent road links to Carlisle and the A68 to Edinburgh and Newcastle.

This is an excellent opportunity to acquire a large plot in a great location with a high degree of privacy and lovely views of the surrounding countryside.

Directions: Travelling from Hawick on the B6399 take a right-hand turn after approximately 4 miles, looking out for a small black metal sign at the road end marked Flex Mill. The plot is situated on the left-hand side after about half a mile.

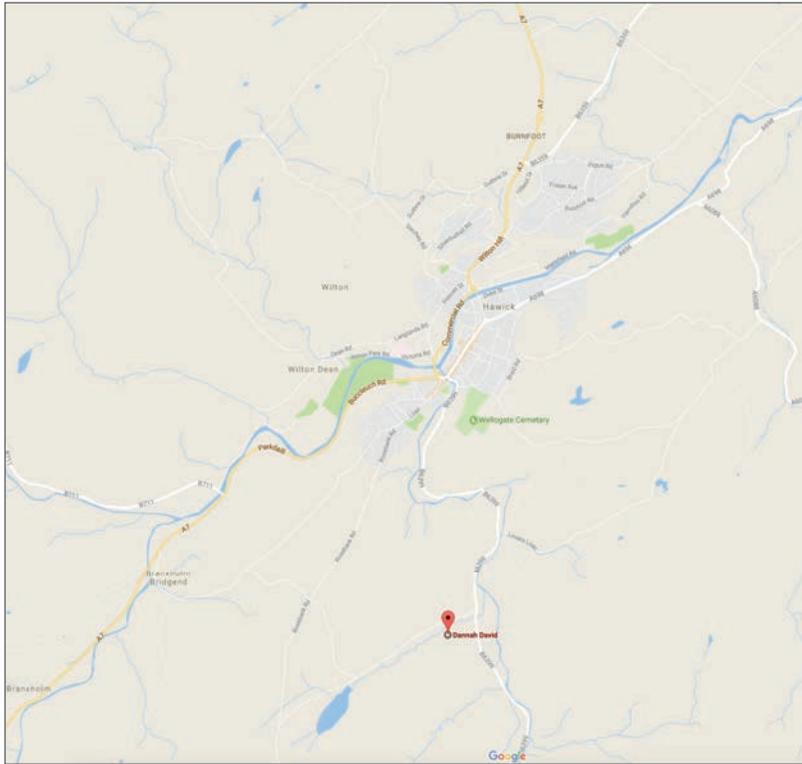
Services: The plot is situated adjacent to mains water and electricity.

Additional Information: For details of the outline planning refer to Scottish Borders Council website.



PLOT OF LAND FOR SALE WITH OUTLINING PLANNING PERMISSION // BEAUTIFUL SCENIC LOCATION, CLOSE TO LOCAL AMENITIES, A7, A68 AND BORDERS RAILWAY





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