



Land at Dreva Road  
Broughton | Scottish Borders

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A 3.23ha (7.97acres) greenfield residential development opportunity with Planning Permission in Principle. The site is in an exceptional rural setting, in the heart of Broughton with a southerly aspect affording stunning views to Drumelzier Law

## Location

The village of Broughton (population approximately 300) lies within the Tweeddale area of Scottish Borders Council. It is located approximately 24 miles to the south of Edinburgh on the Biggar Water where it flows in to the River Tweed.



## Description

Broughton is well catered for with a range of local amenities and services including, pre-school and primary school. There is a shop, bistro/bar (featuring live music and other events) and gallery (hosting arts and crafts exhibitions). The village is also served by a garage, petrol station and a community hall all within easy walking distance of the site. There is also a small independent brewery (Broughton Ales) producing a range of Beers, Stouts and Ales from locally sourced water.

A wider range of amenities, services, and employment opportunities are accessible by bus or car at Biggar (approx. 5miles) and Peebles (approx. 16 miles), but also Edinburgh (approx. 24 miles) and a bit further afield Glasgow (approx. 50 miles).

The village of Broughton has historic interest through its association with John Buchan, the novelist (The 39 Steps), historian and politician who spent many of his formative years exploring the surrounding countryside. There are now beautiful walks such as the John Buchan Way. For the cyclist there is a picturesque loop via St Marys Loch to Peebles as well as other routes including Glentress at Innerleithen. Fishing, shooting and equestrian activities are all available locally.

## Planning

The Directorate for Planning and Environmental Appeals issued a Notice of Intention (Ref: PPA-140-2048) on the 23rd of January 2014 to grant Planning Permission in Principle for “residential development including affordable housing and associated infrastructure” subject to the applicant entering a S75 Legal Agreement relating to the payment of developer contributions.

The developer contributions have been agreed with the Council and the S75 Legal Agreement is in the process of being signed, at which stage the Decision Notice will be issued. An indicative layout showing a development of 25 houses was submitted with the application (Ref: 12/01068/PPP) which the Reporter considered to be a “pragmatic approach to the use of the site”. In addition, a Topographic Survey; Flood Risk Assessment; Ecological Walkover Survey; Services Information; Access Strategy and Design Approach are available to interested parties electronically on request.

The Scottish Borders Local Development Plan (LDP) Proposed Plan currently identifies the northern part of the site as falling within the settlement boundary, with the southern part of the site being identified as “countryside”. A submission has been made to the Proposed Plan consultation seeking the inclusion of the whole site within the settlement boundary of the village.

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## General

**Services:** Broughton is served by mains water and drainage as well as electricity and telecoms. Scottish Water have confirmed that the Rosebery Water Treatment Works has limited capacity, and that Broughton Waste Water Treatment Works may have capacity for the development subject to further discussion being held with them regarding the local network. It is understood that Broughton Primary School currently has capacity for additional pupils, but that Peebles High School requires expansion and a contribution has been agreed with the Council.

**Proposals:** The Vendor is inviting offers for the opportunity at this stage. The Illustrative Layout and Design Approach provide an indication of the owners aspirations for the development.

**Viewing:** The site is visible from Dreva Road on its north eastern boundary. Entry to site the can be arranged by prior arrangement. From Edinburgh follow the A701 south, bearing right at the Leadburn Inn. After about 45 minutes you will arrive at Broughton and Dreva Road is first on the left opposite the shop and the site will be visible on your right hand side.

### Further information

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