



Lot 2 Sharplaw Road, Jedburgh - TD8 6SQ

Offers Over £85,000

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Lot 2 Sharplaw Road

Jedburgh

A charming single-storey barn with full planning permission for conversion and extension into a well-proportioned 3-bedroom home.

- Planning approved for 3-bed single-storey home (Ref: 23/00433/FUL)
- Spacious open-plan living, kitchen, and dining layout
- Private garden area and parking for four cars
- Peaceful rural setting with countryside views
- Ideal for permanent home, holiday let, or investment

Accommodation Comprises

Lot 2 – The Conversion

Ground Floor:- Open Plan Sitting Room / Dining / Kitchen, Utility Room, W.C., Principal Bedroom (En-Suite), Bedroom 2, Bedroom 3, Family Bathroom

Outside:- Private Garden, Parking for Four Cars

Distances

Tweedbank Train Station 14 miles, Galashiels 16 miles, Melrose 13 miles, Kelso 11 miles, Edinburgh Airport 54 miles, Berwick upon Tweed Train Station 34 miles (all mileage is approximate)

Property Description

Approved under planning (Ref: 23/00433/FUL), this former outbuilding has consent for conversion and extension into a well-proportioned single-storey home.

The approved accommodation comprises a large open-plan sitting room, dining area and kitchen, along with a utility room and WC.

There is a principal bedroom with en suite, two further double bedrooms and a family bathroom.

The property will benefit from its own garden area and parking for four cars, making it ideal as a permanent residence, holiday home or investment.

Lot 1 available by separate negotiation

Lot 1- £240,000, House Plot & Barn

Planning permission (Ref: 23/00433/FUL) has been granted for the construction of a substantial detached home, designed to make the most of the surrounding setting and modern family living. The proposed ground floor layout includes a sitting room, dining kitchen, orangery, utility room, office, WC, and a principal bedroom with en suite. Upstairs, a large landing with access to a balcony leads to four further double bedrooms, all with their own en suites.

As part of the original design, the adjacent barn was intended to be converted for use as a workshop/ garage, or a stable block. The structure is also planned to be fitted with solar panels to improve energy efficiency. Outside, the property would benefit from a private garden, parking for up to four cars, and access via a shared driveway.





General Remarks

What3words

<https://w3w.co/trucks.alongside.restores>

Tenure

Freehold

Local Authority

Scottish Borders Council

Services

Purchasers are recommended to seek independent advice as to the availability, suitability and cost of connection of services to meet their requirements.

Planning for Lot 1 & 2

Planning consent for the new-build home and barn conversion was granted under Scottish Borders Council reference 23/00433/FUL, with designs that blend modern living with energy efficiency and flexibility.

Whether you're looking for a self-build opportunity, a ready-to-go conversion project, or land with scope for rural enterprise, Sharplaw Development Site offers a rare and adaptable package. With permissions already secured and a mix of residential and land options available, this is a well-positioned Borders site with both immediate potential and long-term value.

Agent's Note

Photographs of the property were taken in July 2025. Since these photographs were taken, a fire has occurred at the property. Prospective purchasers are therefore strongly advised to inspect the property in person to satisfy themselves as to its current condition before making any decision to proceed.



Area Insights

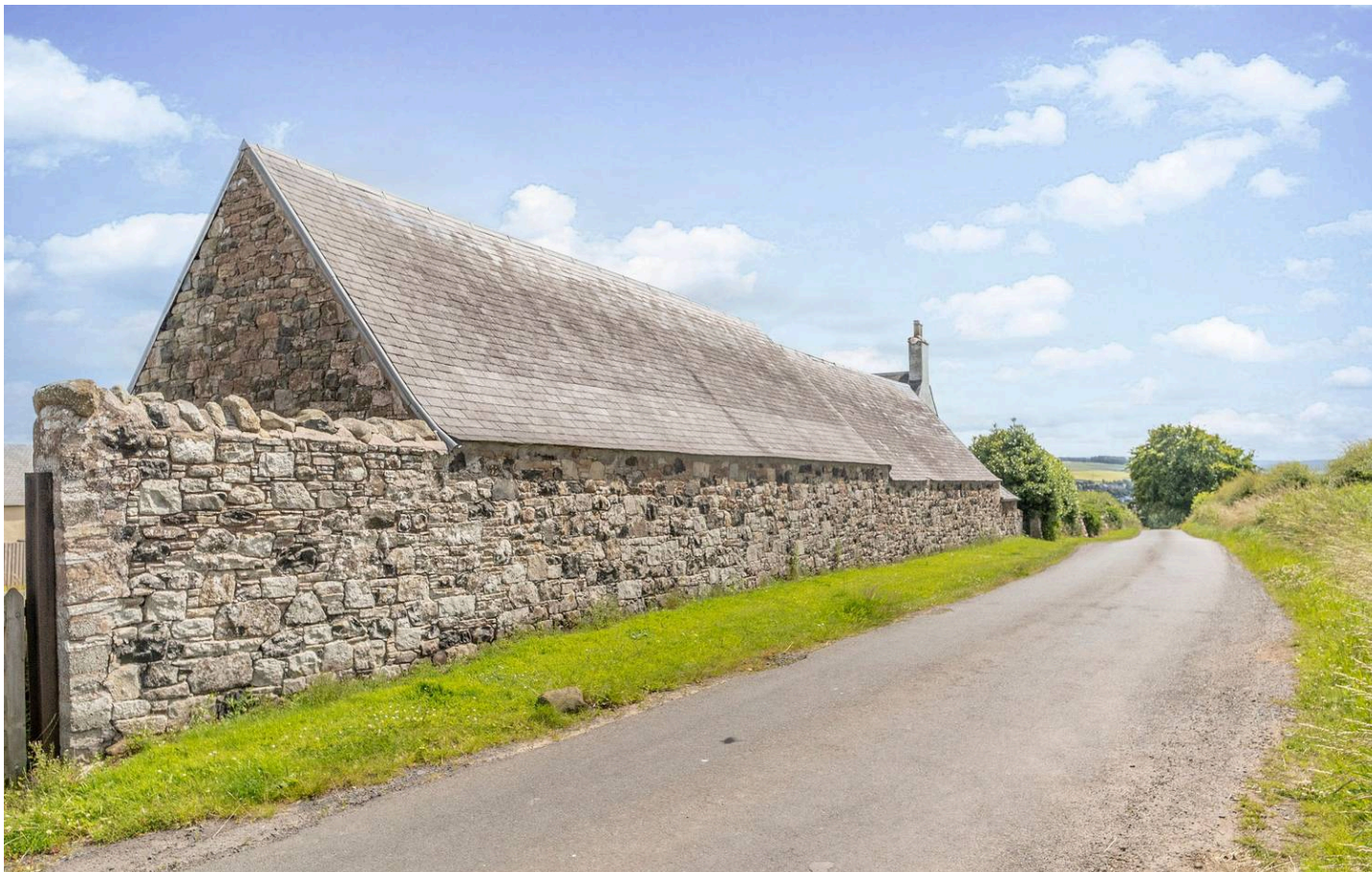
Sharplaw Road enjoys a peaceful rural setting while being just a short drive from Jedburgh, a historic Borders town offering a full range of amenities, schooling, and convenient road links north to Edinburgh and south to Newcastle via the A68. The development site is well placed for those seeking a quiet countryside lifestyle within reach of town services, making it attractive to a wide range of buyers.

The Royal Burgh of Jedburgh, one of the oldest and most established of the Border towns and is home to many attractions such as “Mary Queen of Scots’ House”, the 12th century Jedburgh Abbey and the Jedburgh Jail and Museum. They are all situated in the heart of this picturesque, historic town attracting many visitors throughout the year. The town has excellent local amenities and professional services; there is a fantastic local butcher and a variety of independent shops that would love your support.

Jedburgh has schooling for all ages, otherwise private schools like St Mary’s School and Longridge Towers can be found nearby. There are several sporting clubs including a formidable Jed-Forest rugby team, a well-supported golf club, running and cycling clubs, and a local swimming pool. At nearby Mounthooly there is the award-winning Caddy Man restaurant, a golf driving range and a country store.

Further amenities can be found in the historic market town of Kelso which lies 11 miles northeast of Sharplaw Road. Kelso houses several of the major supermarket chains, has some superb local shopping, several public houses and renowned eatery Scott’s of Kelso and several historical attractions such as Kelso Abbey and Floors Castle.

Kelso also offers the world-famous Kelso Racecourse and 2 fantastic golf courses, Kelso Golf Club and the championship course at the Schloss Hotel along with their country club with a swim in and out pool.



Useful Links

Jedburgh Grammar -

<http://www.jedburghgrammercampus.com>

Jed-Forest Rugby Club - <https://www.jed-forestrfc.com>

Jedburgh Cycle Club -

<https://www.letsride.co.uk/groups/jedburgh-breezers>

Floors Castle - <https://www.floorscastle.com/>

Kelso Races - <https://www.kelso-races.co.uk>

The Main Street Trading Company -

<http://www.mainstreetbooks.co.uk>

Longridge Towers - <https://lts.org.uk>

St Mary's School - <https://www.stmarysmelrose.org.uk/>

Schloss Hotel and Golf - [https://schlosshotel-](https://schlosshotel-roxburghe.com/en/home)

[roxburghe.com/en/home](https://schlosshotel-roxburghe.com/en/home)

Jedburgh Golf Course- <https://www.jedburghgolfclub.co.uk>

Jedburgh Castle, Jail & Museum-

[https://www.liveborders.org.uk/culture/museums/our-](https://www.liveborders.org.uk/culture/museums/our-museums/jedburgh-castle-jail-and-museum/)
[museums/jedburgh-castle-jail-and-museum/](https://www.liveborders.org.uk/culture/museums/our-museums/jedburgh-castle-jail-and-museum/)

Scottish Borders - <https://www.scotborders.gov.uk>

Live Borders - <https://www.liveborders.org.uk>

Border Union Show- [https://borderunion.co.uk/border-](https://borderunion.co.uk/border-union-show/)
[union-show/](https://borderunion.co.uk/border-union-show/)

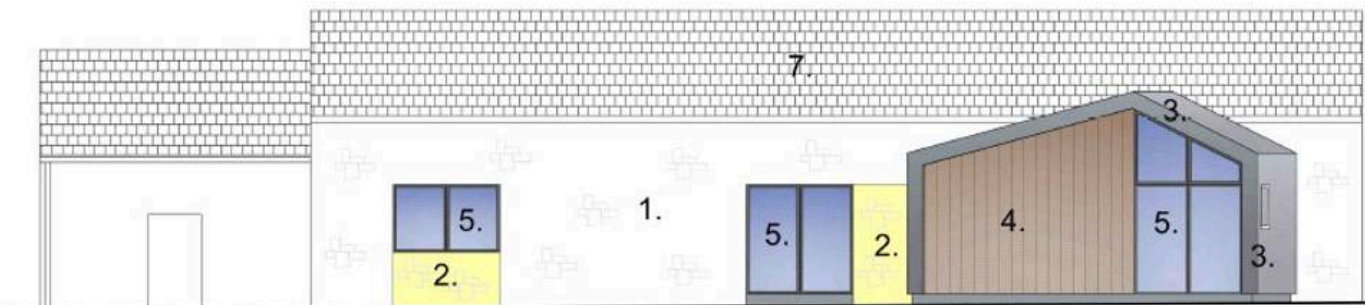
Kelso Fitness Centre - <http://www.abbeyfitness.co.uk>

Kelso High School - <https://www.kelsohighschool.org.uk>

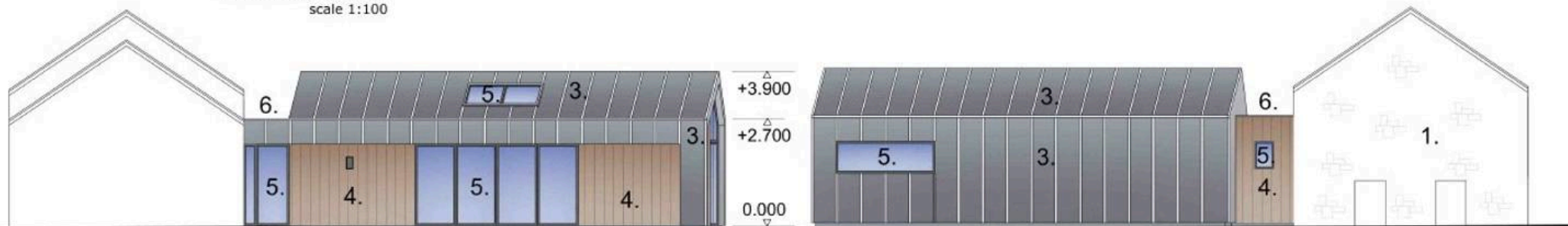
APPROVED

subject to the
requirements of the
associated Decision
Notice

23/00433/FUL
09.01.2025



EASTelevation
scale 1:100

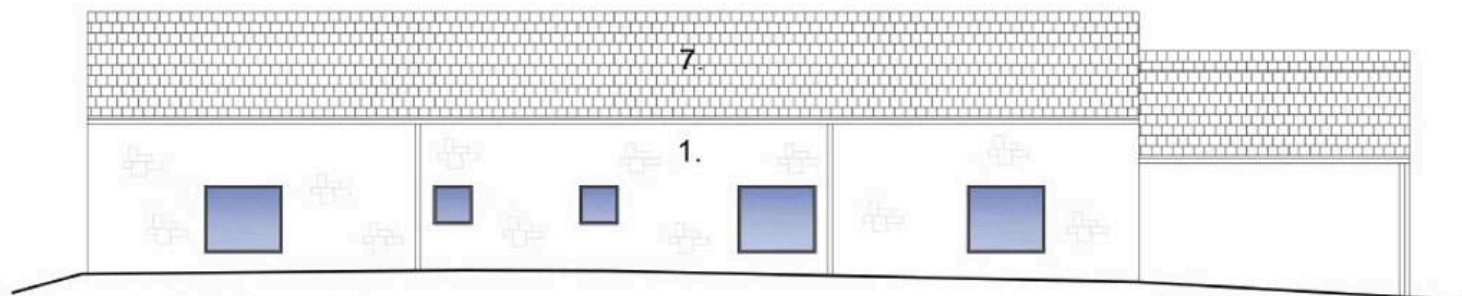


SOUTHelevation
scale 1:100

NORTHelevation
scale 1:100

Materials key

1. existing stone walls
2. reconstituted stone to match existing
3. Zinc roof and cladding, colour grey
4. Vertical timber cladding
5. Aluminium windows, rooflights and doors, grey
6. single ply membrane flat roof
7. existing slate



WESTelevation
scale 1:100



maria koeva
architectural and interior design

				client Gregor McKechnie LTD	address Sharplaw Jedburgh		
				project Proposed conversion			
				drawing title Proposed elevations CONVERSION	job no. 107	drawing no. PL008	revision no. C
					scale 1:100 @ A3	date 13.07.22	drawn by MK
Revision	Description	Date	Drawn				
C	Planning revisions	18.06.24	MK				
B	Planning revisions	25.04.24	MK				
A	Planning revisions	10.08.23	MK				

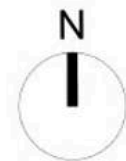
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LEGEND:

- Proposed screening planting
 - Proposed parking spaces
 - Proposed paving slabs
 - Proposed PV panels
 - Existing buildings
 - Access/footpath
 - Landscaping
 - Existing fence
 - Proposed fence
- Indicates site boundary
 Land also belonging to Applicant



Site Plan
scale 1:500

maria koeva
architectural and interior design

		client Gregor McKechnie LTD		address Sharplaw Jedburgh		
		project Proposed new dwelling and outbuilding conversion		job no. 107	drawing no. PL001	revision no. E
		drawing title Site plan		scale 1:500 @ A3	date 13.07.22	drawn by MK
Revision	Description	Date	Drawn			
E	Planning revisions	18.06.24	MK			
D	Planning revisions	25.04.24	MK			
C	Planning revisions	25.06.23	MK			
B	Planning revisions	10.06.23	MK			
A	Garage repositioned	18.05.23	MK			



Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. 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 and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

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