

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name LIVESH LOCKHART
Address CRAIGIE KNOWE
BLAINSLIE RD
EARLTON
Postcode TD4 6DJ
Contact Telephone 1 /
Contact Telephone 2 /
Fax No /
E-mail* /

Agent (if any)

Name ALISTAIR M. ROHALD
Address THE STRONE
LONGHENTON
41. BOWELL 4
Postcode TD4 9EG
Contact Telephone 1 01103535185
Contact Telephone 2 /
Fax No /
E-mail* AMACO PROPERTY
@ BT INTERNET.COM
Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority SCOTTISH BORDERS COUNCIL.

Planning authority's application reference number 16/00041(FUL) & 04/02011(FUL)

Site address CRAIGIE KNOWE BLAINSLIE RD EARLTON
TD4 6DJ.

Description of proposed development REMOVAL OF CONDITION 3 OF PLANNING PERMISSION 04/02011/FUL

Date of application 27 NOV 2016 Date of decision (if any) 22 MARCH 2016

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- 1. Can the site be viewed entirely from public land?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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- 2. Is it possible for the site to be accessed safely, and without barriers to entry?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See attached Appeal Statement

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Appeal Statement 2. Letter dated 27 April 2016 3. Refusal of planning application dated 22 March 2016 4. Various documents attached to planning application 5. Copy of grounds for seeking planning consent relating to application dated 22 January 2016 | <ol style="list-style-type: none"> 6. Copy of email from Stuart Herkes dated 4 February 2016 7. Letter in response to same dated 29 February 2016 8. Copy of sale particulars prepared by CKD Galbraith 9. Summary of interest in Craigieknowe provided by CKD Galbraith |
|--|--|

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review.

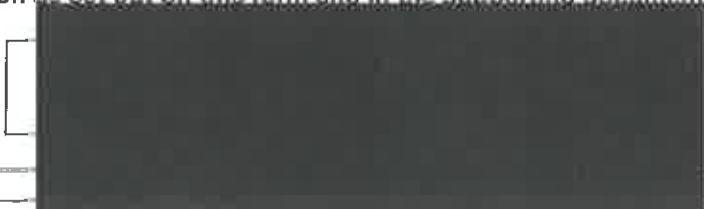
- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

7th April 2016

The Completed form should be returned to the Head of Corporate Administration, Scottish Borders Council, Council Headquarters, Newtown St. Boswells TD6 0SA.

Alistair MacDonald

Property Consultant

Longnewton, St Boswells, TD6 9ES
Tel/Fax: (01835) 822492 Mobile: 07703 535185
E-mail: amacdproperty@btinternet.com

27 April 2016

Corporate Administration
Council Headquarters
Newtown St Boswells
TD6 0SA

Dear Sirs,

Craigieknowe, Blainslie Road, Earlston TD4 6DJ

Ref: 16/00041/FULL

Removal of Condition 3 of Planning Permission 04/02011/FULL

Following receipt of correspondence dated 22 March 2016, whereby Scottish Borders Council refused planning permission for removal of Condition 3 of the original Planning Permission 04/02011/FULL, on behalf of my client, Mrs Aileen Cockburn, we request that the Planning Authority review the case under Section 43a of the Town and Country Planning (Scotland) Act 1997.

Attached is a copy of my appeal statement together with copies of correspondence provided by myself and responded to by the Local Planning Authority during the planning process together with a copy of the advertising strategy during the 6 month period that the subjects were marketed by CKD Galbraith, Estate Agents with a proven track record in the sale of properties with a strong rural connection as is the case in respect of Craigieknowe.

A copy of the sale particulars prepared by CKD Galbraith are also enclosed.

The said correspondence from CKD Galbraith undoubtedly confirms that the subjects were actively marketed, encouraging interest particularly from those with a rural or equestrian background.

Planning condition in respect of business occupancy has caused a significant problem in the sale process and whilst three offers were obtained at a closing date, the offers were all subject to the removal of the planning condition and as a result the property remains unsold at the present time. Whilst it may be that a sale can still be achieved, the impact on valuation could be as much as £100,000.

Should you have any queries with regard to this request for a planning authority review, please do not hesitate to contact me and on the assumption that both myself and my client are permitted to attend the appeal hearing we would appreciate notification of the date, time and venue of same.

Yours faithfully,

Alistair MacDonald
Property Consultant

OVER 45 YEARS' EXPERIENCE OF PROPERTY IN THE BORDERS

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Application for Planning Permission

Reference : 16/00041/FUL

To : Eileen Cockburn per Alistair MacDonald The Strone Longnewton St Boswells TD6 9ES

With reference to your application validated on **22nd January 2016** for planning permission under the Town and Country Planning (Scotland) Act 1997 for the following development :-

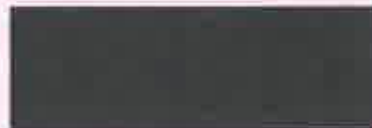
Proposal : Removal of Condition 3 of planning permission 04/02011/FUL pertaining to occupancy of the dwellinghouse

at : Craigie Knowe Blainslie Road Earliston Scottish Borders TD4 6DJ

The Scottish Borders Council hereby **refuse** planning permission for the reason(s) stated on the attached schedule.

**Dated 22nd March 2016
Regulatory Services
Council Headquarters
Newtown St Boswells
MELROSE
TD6 0SA**

Signed



.....
Chief Planning Officer

APPLICATION REFERENCE : 16/00041/FUL

Schedule of Plans and Drawings Refused:

Plan Ref	Plan Type	Plan Status
	Location Plan	Refused

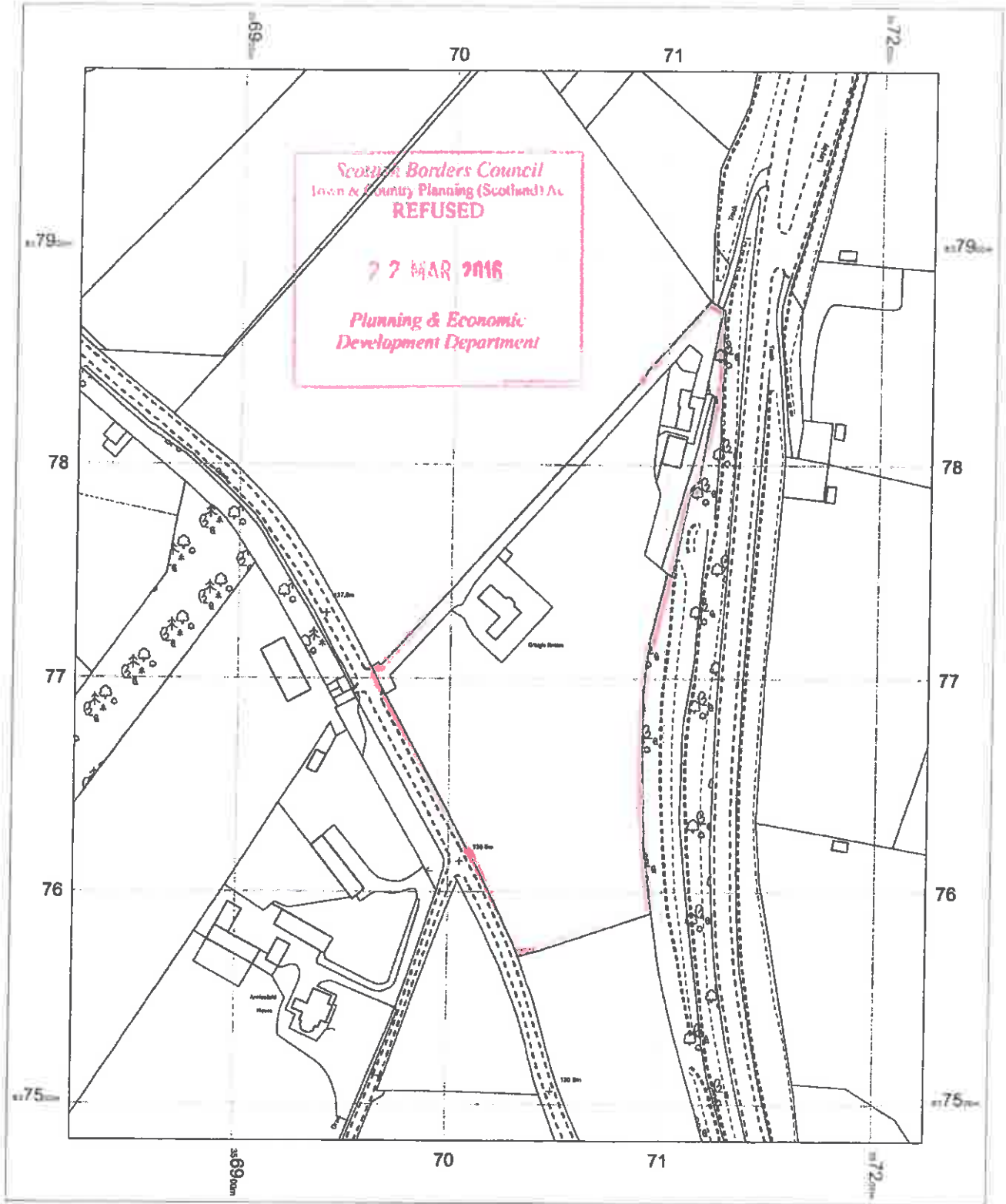
REASON FOR REFUSAL

1. The establishment of a new residential property in an isolated rural location in the absence of any restrictions upon its occupancy for the purposes of ensuring that it would only ever be used to serve a specific business' identified operational requirements, would be directly contrary to the Council's rural housing policy, and specifically, Policy D2 of the Adopted Scottish Borders Consolidated Local Plan 2011 and the guidance of the approved Supplementary Guidance Note on New Housing in the Borders Countryside. Further, it is not considered that there are any material considerations - including the Applicant's supporting case and the advice and guidance of the SPP and Circular 4/1998 - that outweigh the need to determine this application in accordance with the Council's adopted Housing in the Countryside Policy. Accordingly the application is only reasonably refused.

FOR THE INFORMATION OF THE APPLICANT

If the applicant is aggrieved by the decision of the Planning Authority to refuse planning permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Corporate Administration, Council Headquarters, Newtown St Boswells, Melrose TD6 OSA.

If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part 5 of the Town and Country Planning (Scotland) Act 1997.



Craigie Knowe
Blainslie Road
Earlston
TD4 6DJ

OS MasterMap 1250/2500/10000 scale
13 January 2016, ID: M4P-00493109
Iain Smith
1:2500 scale print at A4, Centre: 357024 E, 637733 N

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APPEAL STATEMENT by Alistair MacDonald on behalf of Mrs Aileen Cockburn against refusal of planning application ref 16/0004/FUL

INTRODUCTION

The refused application relates to condition 3 of the appellants previous planning consent 04/02011/FUL dated 13 August 2010.

Condition 3 states that *"The occupation of the dwellinghouse (Craigieknowe) hereby approved shall be limited to a person solely or mainly employed in the operation of the adjoining land and building as a Horse Breeder, Potato Merchant, Horse Feed Merchant, or Farrier or other business approved by the planning authority"* The stated reason is that the erection of a dwellinghouse for normal residential occupation would be contrary to the Council's policy on housing in the countryside.

Condition 3 is one of seven attached to the approved application 04/02011/FUL for *The erection of dwellinghouse (Craigieknowe) and the change of use of existing shed to business use.*

The appellant wishes the appeals committee to re consider the decision to refuse the deletion of condition 3 ie to allow it to be removed from consent notice for application 04/02011/FUL

THE APPELLANTS REASONS

The appellant's husband died last year and she now wishes to sell Craigieknowe a registered agricultural holding of 8 acres mainly under grazing. It includes the house itself, and two older and one more recent general purpose buildings having had horse related uses.

Craigieknowe has been on the market now for some six months and while there has been significant interest, what seems to have deterred prospective buyers, is the above referred to condition 3 attached to the planning consent. Of general concern has been the various categories of businesses specified in the condition. It could be some considerable time before a person came along seeking business premises for such uses as well as a dwellinghouse of the type on offer.

There has been substantial interest in the house and land on the basis that the buildings are used for domestic horse related uses as opposed to business ones. Were condition 3 to be removed, the Estate agents are confident the property would be sold. In fact offers have been received if the condition could be removed.

When the application was approved by the Eildon Area Committee in 2004 condition 3 was worded with the particular needs of the appellant's husband in mind which he was pleased to agree to. The committee's particular concern at that time was that the business/buildings could not be sold apart from the house. They did not wish to encourage future applications

for housing on the grazing land itself. To prevent this occurring a section 75 agreement with the appellant and her husband was put in place such that land and buildings could not be sold apart.

SUMMARY OF APPELLANT'S CASE

The particular businesses referred to in planning condition 3 are ones that engaged the appellant's husband for many years although with changes in the agricultural and business world and economy of scale in recent times, it seems unlikely that a potato merchant, horse feed merchant or farrier would now be seeking such premises and location. Domestic 'horsiculture' uses are in demand such that the buildings could still generate trade to local businesses without a specific and formal business use.

With the section 75 in place the Council's previous concerns regarding further housing out with settlement and against the Housing in the Countryside policy are overcome.

There is a genuine personal need on the part of the appellant to sell the property in a reasonable time period which it hoped that the Appeal's Committee will take into consideration.

It is respectfully requested that the previous decision be reversed and the condition deleted.

Statement of grounds for seeking planning consent for the removal of item 3 from the planning consent dated 13th August 2010, relating to planning application 04/02011/FUL as highlighted on the attached copy of the said consent.

NOTE: it was not myself responsible for the original application although I am baffled as to why an application dated 04 relating to a house built in 06 warrants a planning consent dated 2010.

However, unfortunately, Mr Cockburn died recently in 2015 and his widow, Mrs Eileen Cockburn still resides at Craigieknowe.

However, Mrs Cockburn dearly wants to move on for personal reasons and has acquired a dwellinghouse in Selkirk to be closer to her daughter, with the result that Craigieknowe is currently exposed for sale on the open market.

Unfortunately, the business restriction of the planning consent is causing a significant problem with regard to a sale and in the light of Mrs Cockburn's unfortunate change in circumstances, it is hoped that the said business condition can be removed.

Whilst it is accepted that the location of Craigieknowe is perhaps contrary to the Local Authority's Guidelines for residential properties in the countryside, I would argue that the property is part of a building group, albeit slightly dispersed and indeed within a 1.5 mile stretch of the Blainslie Road from Craigieknowe in the direction of Blainslie, there are 13 residential units in existence, including 2 modern dwellings on the opposite side of the public road.

To suggest that Craigieknowe does not sit well in the countryside would seem rather harsh and I would be very surprised if since its erection there have been any negative concerns lodged with SBC.

The ironic situation is that as things stand, Craigieknowe is occupied by someone in contravention of the business aspect of the planning consent, namely Mrs Cockburn herself, who is neither a feed merchant, potato merchant, horse breeder nor farrier. It is hoped, therefore in the light of the unfortunate change of circumstances that the local planning authority will look favourably on Mrs Cockburn's application to have the section 75 minute of agreement reworded to exclude reference to the occupation aspect of the planning consent attached to Reference 04/02011/FUL but retaining all other aspects of the said Agreement.

From: Herkes, Stuart
Sent: 04 February 2016 11:53
To:
Subject: 16/00041/FUL and 16/00049/MOD75 Craigie Knowe

Hi Alistair

I am in receipt of the above application but it lacks any justification in terms of the business that the house was approved to serve. I am aware that the Applicant has understandable personal reasons for seeking to re-locate but as discussed at pre-app, a planning decision must take account of the planning reasons and justification for the proposal, and cannot take account of any individual's personal circumstances. I am afraid that we must therefore set the latter aside and explore whether or not there is a planning justification for this proposal.

As far as I can tell, and am aware, the house has only ever been marketed on the general housing market and it is unclear whether any efforts have been made to sell the business and house on as an existing and operational business unit. Please could you consider the following questions and respond with further information:

What has become of the business that was being operated at the site and which the house was approved to serve?

What efforts were made to hand or sell this business (including the house) on to a successor?

Why is it not being marketed (or why has it not been marketed to this point) as an established business with a tied house?

Ultimately we cannot in a planning decision take account of the Applicant's personal circumstances, and the proposed removal of the condition and legal agreement would require a justification in specifically planning terms. Account needs to be had of the existing business since there is no indication to this point that the property (house and business) were not capable of being handed on or sold on as a going concern to a new owner and operator and no demonstration has been given that this option has been appropriately explored.

Regards

Stuart

Stuart Herkes MRTPI
Planning Officer (Development Management)
Regulatory Services
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
Scottish Borders
TD6 0SA
Tel: 01835 825039
Fax: 01835 825158
Email: sherkes@scotborders.gov.uk

Find out more about Scottish Borders Council: [Web](#) | [Twitter](#) | [Facebook](#) | [Flickr](#) | [YouTube](#)

Alistair MacDonald

Property Consultant

Longnewton, St Boswells, TD6 9ES
Tel/Fax: (01835) 822492 Mobile: 07703 535185
E-mail: amacdproperty@btinternet.com

29 February 2016

Stuart Herkes
Planning Officer (Development Management)
Regulatory Services
Scottish Borders Council
Newtown St Boswells
TD6 0SA

Dear Sirs,

Craigie Knowe, Blainslie Road, Earlston

Further to ongoing discussions in respect of the above and in particular your email dated 4 February 2016, I confirm the following.

1. Unfortunately the business carried out by Charlie Cockburn was operated solely by himself and as he had no male heirs, the business terminated at Mr Cockburn's death.
2. To attempt to dispose of the subjects to someone in the business of potato merchant, horse breeder, horse feed merchant and farrier in the present climate would have been difficult to achieve in the lights of the general downturn in market trends and competition from larger national companies and indeed latterly Mr Cockburn was surviving solely on the farrier aspect of his business.

It is also fair to suggest that in the light of the condition contained within the planning consent relating to business us, would make access to borrowing from banks, building societies etc difficult if not nigh impossible.

I reiterate a previous commitment that Mrs Cockburn is only too happy to abide by the condition relating to the erection of one dwelling on the site in question and a property of that nature namely 8 acres of land with a dwellinghouse and stabling is what is much sought after in the Scottish Borders.

As discussed, it is my understanding that the application in question for the removal of the planning condition will be determined under delegated powers but in the event of a negative response, there will be rights of appeal.

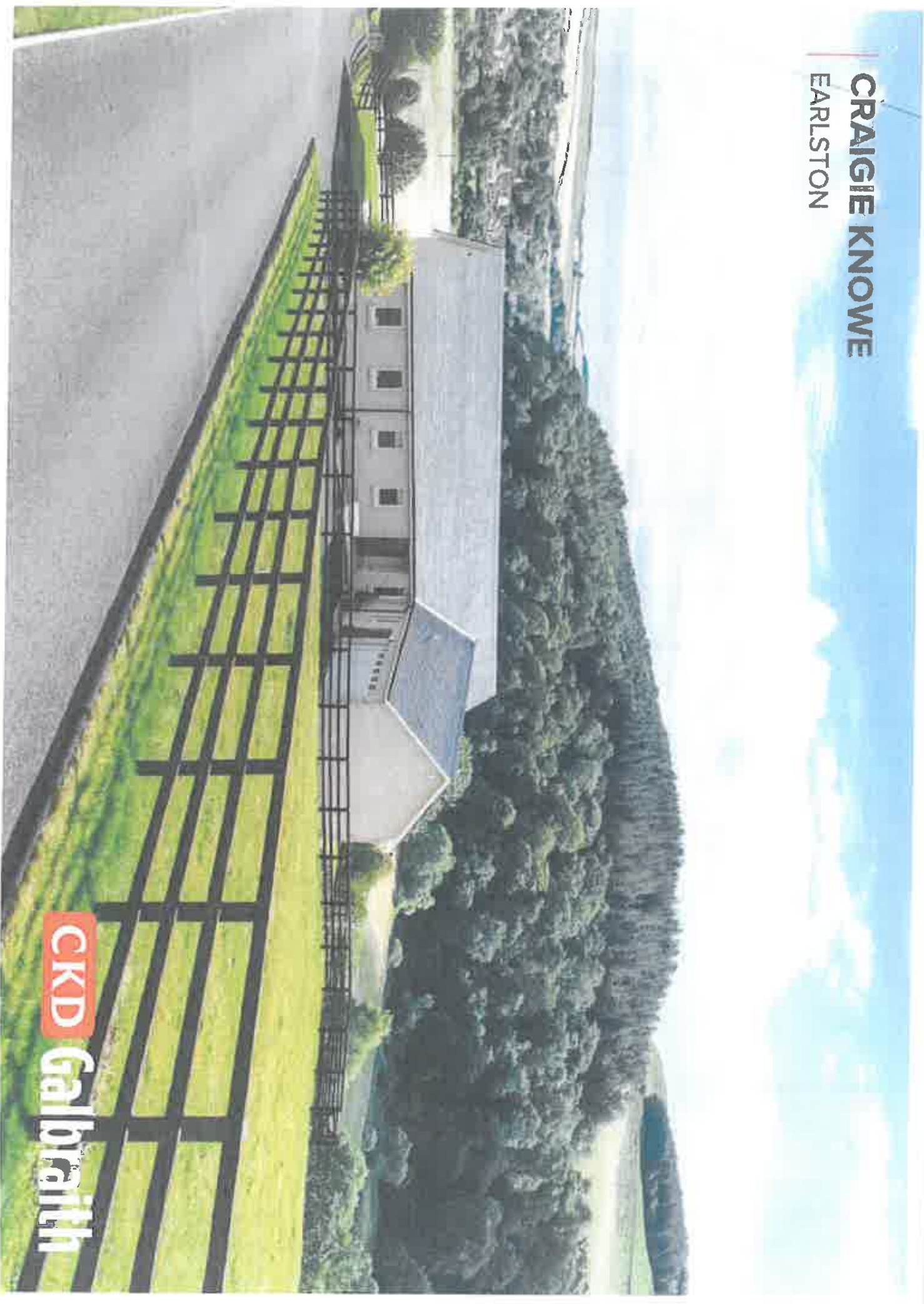
Should you have any further queries, please do not hesitate to contact me.

Yours faithfully,

Alistair MacDonald
Property Consultant

CRAIGIE KNOWE

EARLSTON



CKD Galbraith



CRAIGIE KNOWE EARLSTON SCOTTISH BORDERS, TD4 6DJ

Earlston 1 mile Melrose 5 miles Edinburgh 32 miles

A tremendous, modern detached bungalow with equestrian outbuildings and land.

- Accessible rural location approximately 1 mile from Earlston.
- Enjoys fine outlooks over Earlston and to the Black Hill.
- Within the catchment area for Earlston High School and within easy reach of the terminal for the new Borders rail link.
- Desirable family home with land and equestrian outbuildings.
- Versatile, nicely proportioned and well appointed accommodation.
- Sitting room, dining room, living kitchen, utility room, WC, master bedroom with en suite shower room, 3 further bedrooms and family bathroom.
- Gas central heating. Double glazing. Solar panels.
- Garden. Double garage.
- Craigie Knowe is a registered small holding.
- EPC - B

About 8.15 acres (3.3 ha)



CKD Galbraith
30 The Square
Kelso
TD5 7HL
01573 224244
kelso@ckdgalbraith.co.uk

LOCATION

Craigie Knowe has an accessible rural location within easy reach of the A68 approximately 1 mile to the southwest of Earlston. The property enjoys open north easterly outlooks over Earlston to the hills beyond and also has views to the Black Hill. Earlston is a popular Borders town with a good range of amenities including shops, inns, a highly regarded secondary school and a primary school. The countryside around Earlston is noted for its scenic beauty and nearby Borders towns provide a wide range of recreational and sporting facilities. The Tweedbank Terminal for the Borders rail link with Edinburgh lies approximately 6 miles from Craigie Knowe.

DIRECTIONS

Travelling south on the A68 from Earlston cross the Leader Water and take the first right turn, signed "Blainslie". Craigie Knowe lies on the right approximately half a mile up this road.

DESCRIPTION

Craigie Knowe is a tremendous, modern detached bungalow which dates from around 2006 and provides thoughtfully designed, nicely proportioned and well appointed family sized accommodation. The bungalow benefits from gas fired central heating and double glazing. Solar panels have been installed.

Craigie Knowe sits within its own garden grounds which are neatly maintained and include grass and gravel along with good tarred car parking/turning space. There is an attached double garage with electric door.

Craigie Knowe has approximately 8.15 acres of land and this lies mainly to its south and east. The land has been laid out for horses with electric fencing (run off the mains supply) and running mains water. Outbuildings include a useful stable block (with hay store, 3 loose boxes (one doubles as a foaling box if needed) and feed/wash room) and a large shed/workshop (approx. 8.9m x 13.4m) with a partitioned off tack room and workshop. Craigie Knowe is a registered small holding.

SERVICES

Mains electricity, gas and water are all connected. Drainage is to a septic tank. Solar panels have been installed.

COUNCIL TAX

Craigie Knowe falls into Band G for Council Tax purposes.

VIEWINGS

Strictly by appointment with the selling agent.

INTERNET AND SOCIAL MEDIA

This property and other properties offered by CKD Galbraith can be viewed on our website at www.ckdgalbraith.co.uk. For the latest properties for sale like us on www.facebook.com/CKDGalbraithKeiso and follow us on Twitter (twitter.com/Keiso_CKDGI).

MORTGAGE FINANCE

CKD Galbraith has an alliance with independent mortgage brokers Springtide Capital Ltd, who through their excellent relationships with lenders and private banks can advise on the most suitable mortgage for your circumstances. For further information, contact Matthew Griffiths who is based in our Edinburgh office on 0131 240 6990.





CRAIGIE KNOWE EARLSTON SCOTTISH BORDERS, TD4 6DJ

Earlston 7 mile Merrose 5 miles Edinburgh 32 miles

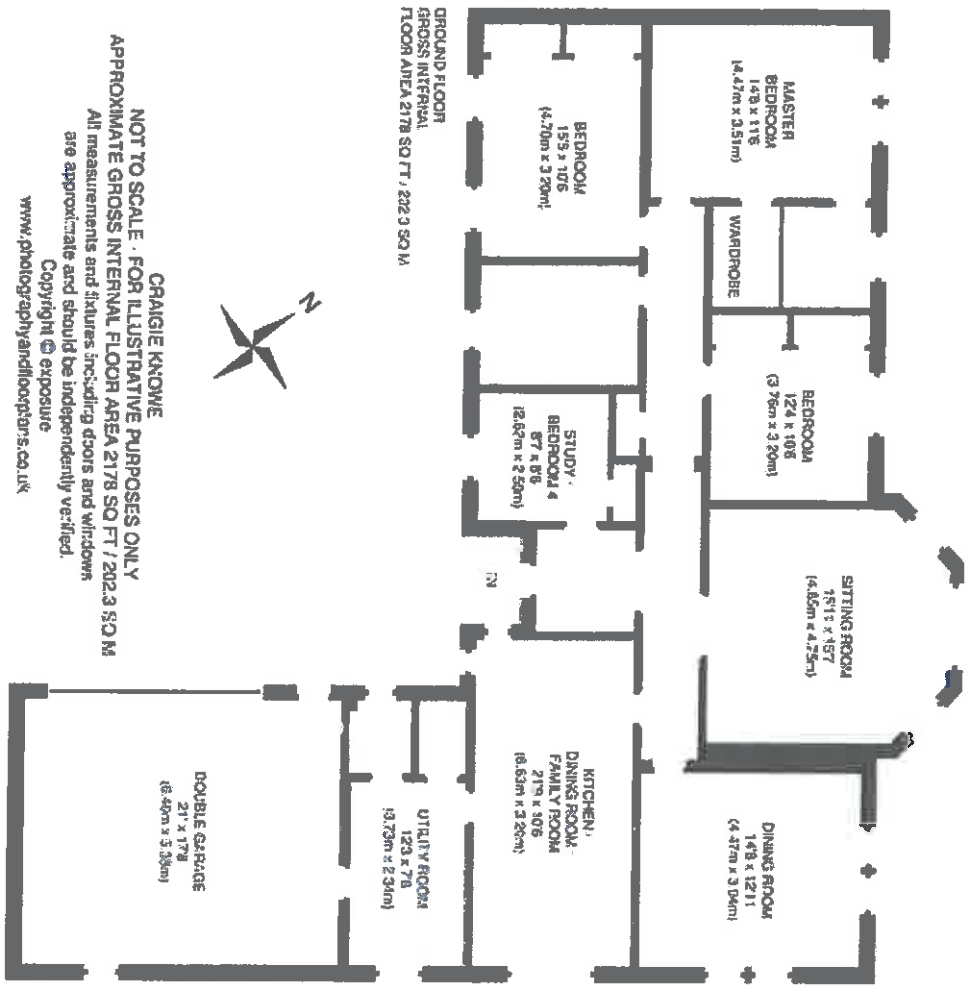
A tremendous, modern detached bungalow with equestrian outbuildings and land.

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- Gas central heating. Double glazing. Solar panels.
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- Craigie Knowe is a registered small holding.
- EPC - B

About 8.15 acres (3.3 ha)



CKD Galbraith
30 The Square
Kelso
TD5 7HL
01573 224244
kelsoidckdgalbraith@ckd.co.uk



CRAIGIE KNOWE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2178 SQ FT / 202.3 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



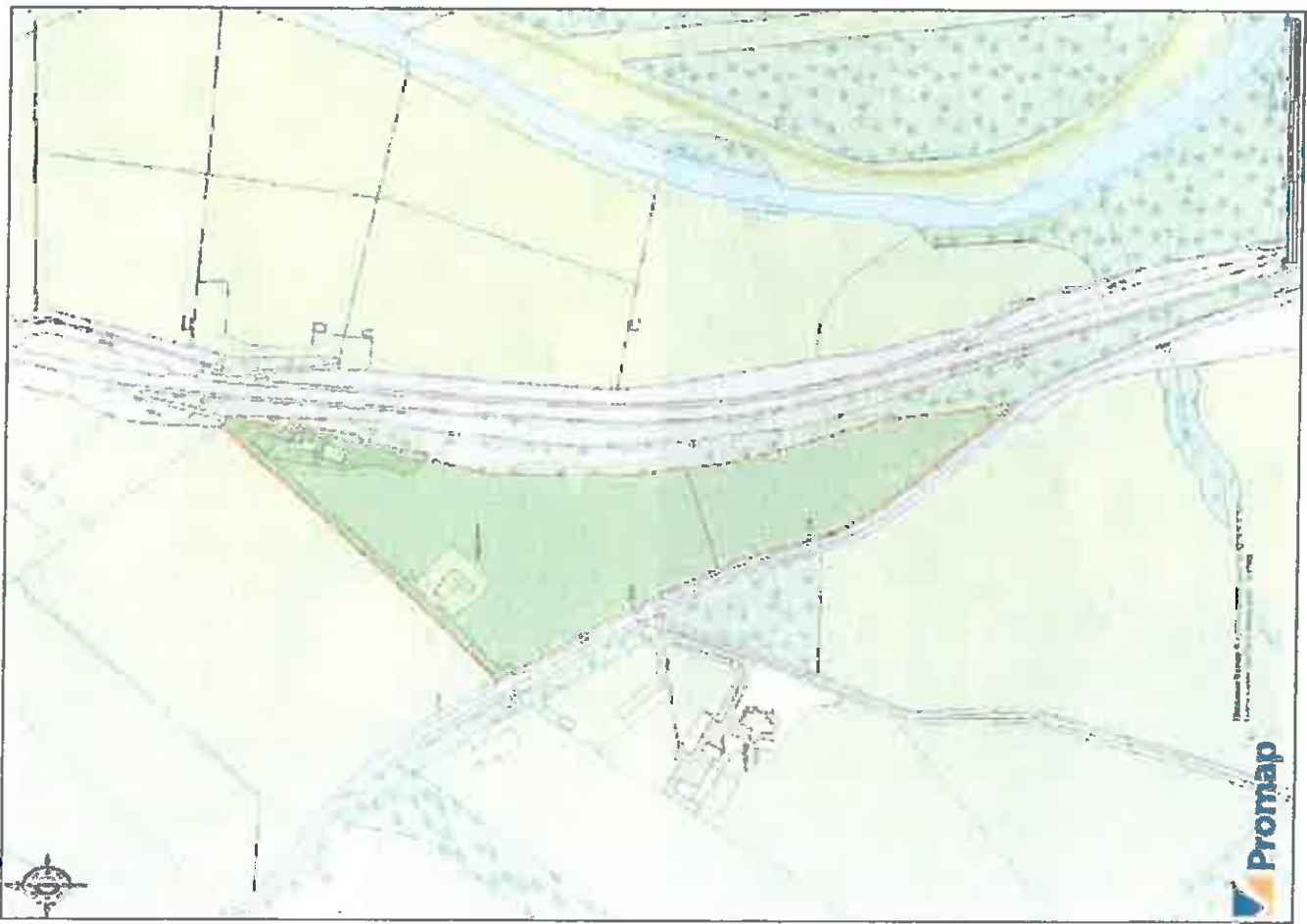
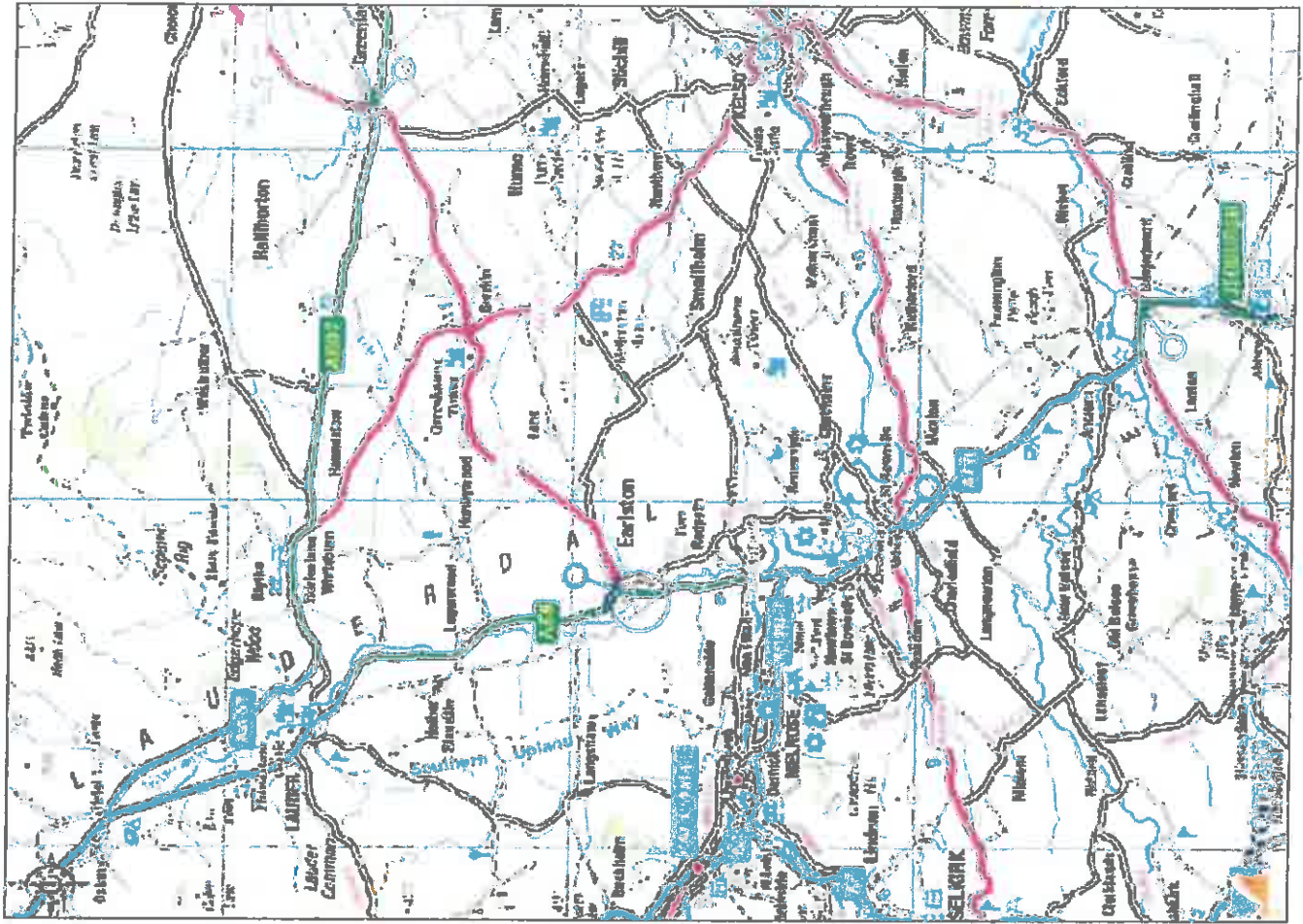
IMPORTANT NOTES

- These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be treated to be a statement as to the structural condition, nor the working order of services and appliances.
- These particulars shall not be binding on our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
- Closing Date
A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.
- The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
- 5 Offers
Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 30 The Square, Kolsa, TD5 7HL. Tel: 01573 224244, Fax: 01573 226676.
- 6 Third Party Rights and Servitudes
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects therefor.

For further details please visit ckdgalbraith.co.uk and onthemarket.com.

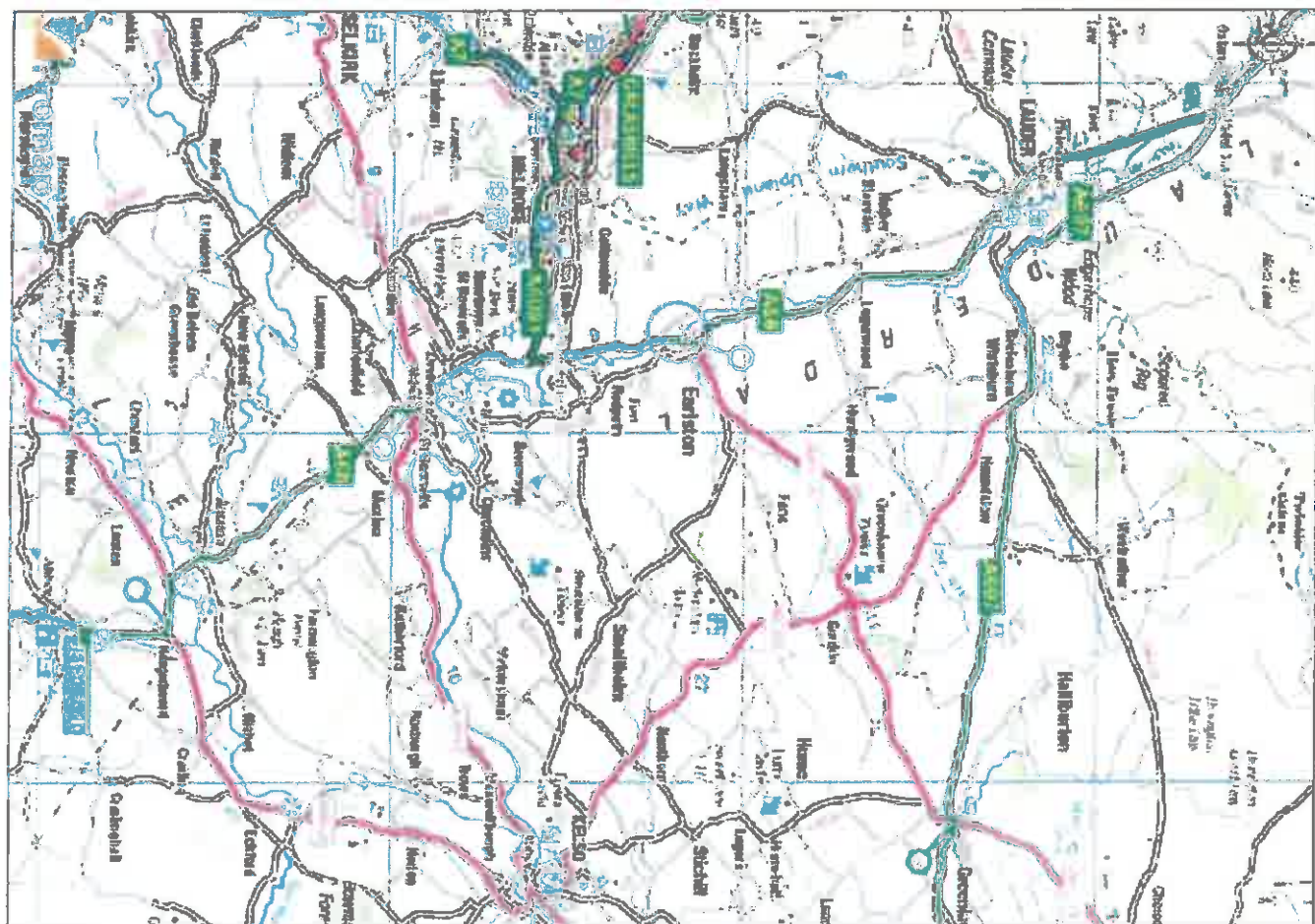














Summary of applicant interest in Craigie Knowe, Earlston, Scottish Borders, TD4 6DJ

Summary

The following shows a summary of applicant marketing and interest, indicating the number of those applicants still actively looking.

59 Applicants sent details of property: 35 currently live (1 brochure sent)
 12 Applicants viewing property: 6 currently live
 7 Applicants making offers: 5 currently live

Advertising

The following shows a list of advertisements, with specific applicant responses where noted.

UK Land and Farms on 16/12/2015 (1 response)
 UK Land and Farms on 16/12/2015
 Window on 08/10/2015 (1 response)
 Vendor on 03/09/2015 (1 response)
 Web - CKDG on 31/08/2015 (4 responses)
 Southern Reporter on 03/09/2015
 Southern Reporter on 27/08/2015
 Southern Reporter on 20/08/2015
 Web-Right Move on 14/08/2015 (8 responses)
 Recommended on 13/08/2015 (9 responses)
 Onthemarket on 06/08/2015 (2 responses)
 Advanced Letter on 06/08/2015 (2 responses)

Source of enquiry breakdown

The following shows how applicants said they heard about CKD Galbraith when they originally registered.

Advanced Letter	1 match		
Board	1 match		
Existing Client	1 match		
Onthemarket	3 matches		
Recommended	3 matches		
Telephone	1 match		1 viewing
UK Land and Farms	3 matches		
Vendor	1 match		
Web - CKDG	17 matches	4 offers	6 viewings
Web - Primelocation	1 match		
Web-Right Move	19 matches	3 offers	5 viewings
Window	6 matches		
Zoopla	2 matches		

Viewings

The following shows a list of viewing appointments, with any follow up notes recorded.

21/12/2015 12:00 PM

Follow up: closing date on 13th

26/11/2015 10:30 AM

Follow up: offered

24/10/2015 11:00 AM

Follow up: noted interest

19/10/2015 11:00 AM

Follow up:

12/10/2015 10:00 AM

Follow up: NOTE OF INTEREST, CLIENT AWARE SHE NEEDS TO SELL

10/10/2015 11:00 AM

Follow up: Informed client

02/10/2015 12:00 PM

Follow up: Very keen and going back for a second viewing with John on Monday 5th Oct. Will need to sell first. Updated client

01/10/2015 6:00 PM

Follow up: they have been in touch with clients direct

28/09/2015 4:00 PM

Follow up: Many thanks for keeping us updated about this property. In fact, we have now purchased a property at Robertson (through your Edinburgh office), and will not be making an offer on Craig Knowe.

Kind regards

27/09/2015 10:00 AM

Follow up:

19/09/2015 11:30 AM

Follow up:

18/09/2015 6:30 PM

Follow up: Gave client an update, when received the verbal offer

11/09/2015 5:30 PM

Follow up: verbally offered

08/09/2015 6:30 PM

Follow up:

02/09/2015 10:00 AM

Follow up: updated client

20/08/2015 1:00 PM

Follow up: updated client

17/08/2015 3:00 PM

Follow up: update client

13/08/2015 5:00 PM

Follow up:

