

DM HALL

For Sale

**Development
Opportunity**

**Maxmill Park
Station Road
Kelso
TD5 8DH**

[Click here for Video](#)



**750.51 SQ M
8,078 SQ FT**



Property Details

- Development opportunity situated in desirable borders town
- May be suitable for alternative uses subject to planning consent being obtained.
- Two residential blocks with ancillary groundskeepers cottage
- Offers Over £495,000 (the property is not currently opted to tax)

LOCATION:

Maxmill Park is located on the outskirts of Kelso, approximately 1 mile from the town centre, just off the A698, which connects Kelso to Jedburgh. The town serves as a key hub for the surrounding rural area, offering a range of amenities, shops and services.

Kelso has a reputation as a destination for outdoor pursuits including walking, cycling, fishing and sports on the nearby estates. Subject to securing the necessary consents, Maxmill Park presents an opportunity for conversion to holiday accommodation.

DESCRIPTION:

The subjects comprise a site extending to approximately 0.79 acres (0.32 hectares), accommodating two detached, two-storey former accommodation blocks of block and brick construction, finished with roughcast and timber cladding. The properties are surmounted by pitched and tiled roofs.

Internally, the property is configured to provide 7 one-bedroom flats, 4 two-bedroom flats, and 3 studio flats. Additionally, the site includes a 3-bedroom groundskeeper's cottage, office and a detached laundry/store.



Property Details

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis as follows:

BUILDING	ACCOMMODATION	SQ M	SQ FT
Building 1	Studio/ 1-bedroom flats	222.86	2,399
Building 2	1/2 Bedroom Flats	383.83	4,123
Building 3	Laundry/Store	44.25	476
Grounds keepers cottage	3-bedroom bungalow	99.57	1,072
Total		750.51	8,078

SALE TERMS:

Offers in excess of £495,000 (exclusive of VAT) are sought for the benefit of our client's heritable interest in the subjects.

ENERGY PERFORMANCE CERTIFICATES (EPCS):

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC/ DOMESTIC RATES:

According to the Scottish Assessors' Association website, the office within the subjects has a Rateable Value of £1,550. The flatted accommodation is allocated Council Tax Band A, while the groundskeeper's cottage is allocated Council Tax Band C.

OFFERS

Offers should be submitted in Scottish Legal Form to:

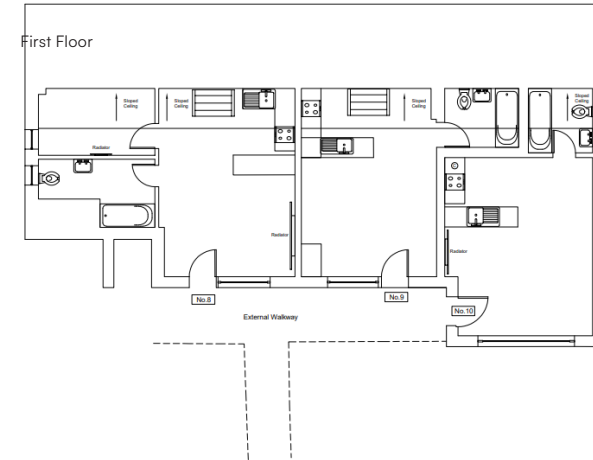
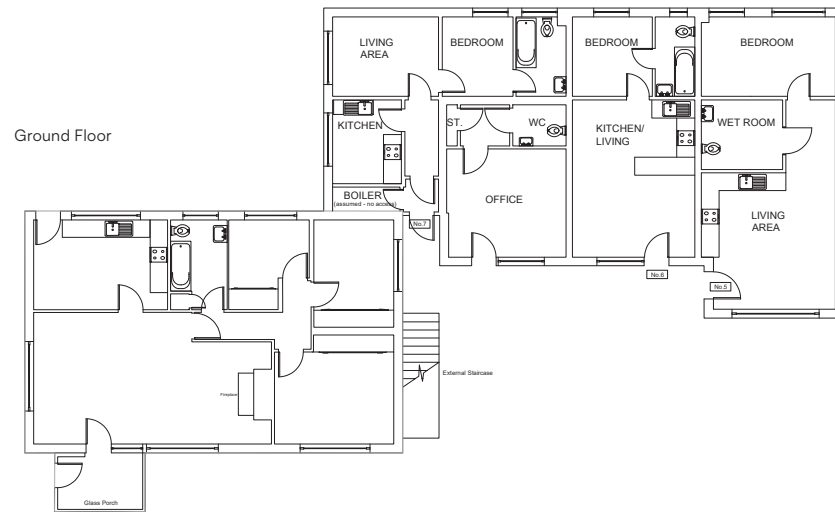
Chief Legal Officer, Scottish Borders Council, Council Headquarters
Newtown St Boswells, Melrose, TD6 0SA

All offers should include:-

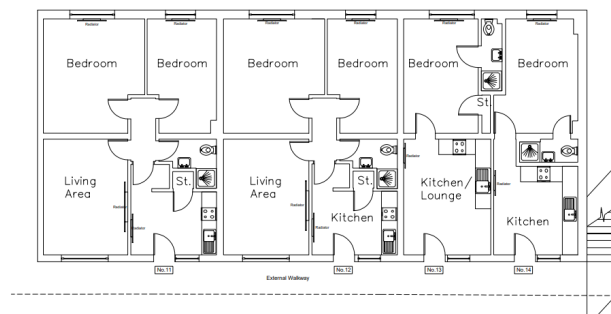
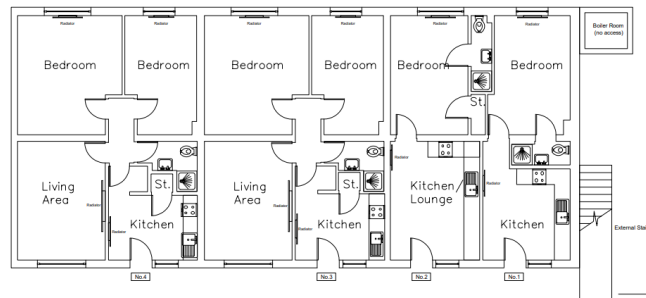
- The identity of the purchaser
- All bids should include a guaranteed minimum price
- Clear details of any conditions attached to the offer
- Indicative plans with proposed uses and a statement on design and finishes proposed
- Proposed timescale for conclusion of missives, completion and payment
- Proposed timescales for completion of development.



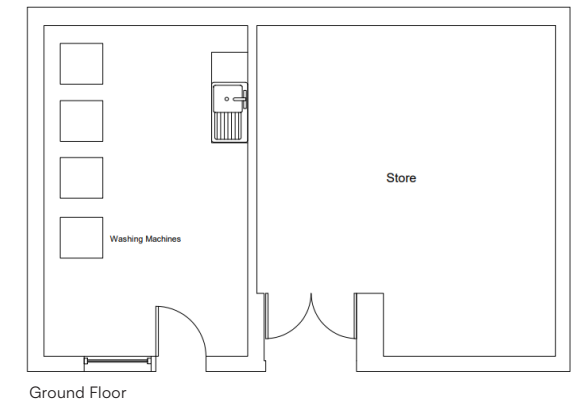
BUILDING 1 AND CARETAKERS COTTAGE



BUILDING 2



BUILDING 3



Property Details

ASSESSMENT OF BIDS

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which is not understood to be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

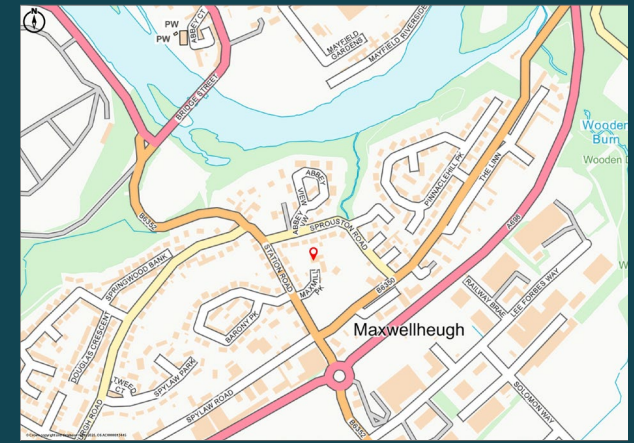
ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

Harry Pattullo MSC

Ian Davidson MRICS

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Murrayburgh House
Edinburgh, EH12 6DD

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edinburghagency@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors