FOR SALE

RESIDENTIAL DEVELOPMENT SITES

Buckholm Corner and North Ryehaugh, Galashiels

Lot 1: 4.05ha (10.00 acres) Zoned for 60 Units  Exempt from Section 75 Payments

Lot 2: 3.90ha (9.65 acres) Zoned for 31 Units

Additional neighbouring land available by separate negotiation (Lot 1a)

Elevated sites with panoramic rural views

Available together or individually

Agency Department
17 Corstorphine Road, Edinburgh, EH12 6DD
0131 624 6130
LOCATION:
Galashiels is one of the principal economic and administrative centres which serves the wider Scottish Borders area and is situated on the A7 trunk route approximately 35 miles south of Scotland’s capital city Edinburgh. Galashiels provides the principal shopping, social and administrative facilities for the surrounding area and is in effect the principal population centre for the region with an estimated population of some 15,000. The town is renowned for textile making and is home to the Heriot-Watt University’s School of Textiles and Design.

Galashiels and the wider Borders region has benefited from the opening of The Borders Railway Line in September 2015 with trains running to the capital city of Edinburgh every 30 minutes throughout the day with journey times under 1 hour making Galashiels a popular commuting location.

The sites more specifically are located on the northern edge of Galashiels approximately 1.5 miles from the town centre flanking either site of the main A7 trunk road.

The exact locations of the sites are highlighted on the location map below.

DESCRIPTION:
Lot 1 (Buckholm Corner) comprises 4.05ha (10.00 acres) of elevated agricultural land benefitting from an outline planning consent for the construction of 60 houses. The site is laid to grass and is bounded by the A7 to the south, the eastmost boundary is delineated partially by way of a stone type walling and fencing with the north and westmost boundaries being undesignated with the exception of some timber posts and wire link fencing which wraps around the existing residential development on Hillside Drive. Vehicle access to the site will be from directly off the A7.

To the north of Lot 1 (Lot 1A, outlined blue) is additional agricultural land known as Buckholm North which extends to 8.73ha (21.5 acres). This parcel of land is zoned in the Scottish Borders Local Plan for the construction of a further 180 residential units and is available by way of separate negotiation.

Lot 2 (North Ryehaugh) extends to approximately 3.90 ha (9.65 acres) and is situated to the south of the A7 trunk road benefitting from a zoning the Scottish Borders Local Plan for 31 units. The site itself is semi-circular in shape with the eastmost boundary being formed along the corner of the A7 trunk road, the southwest and southwest boundaries being bounded by the sites access road way/track. The site is undulating, is principally laid to grass, vegetation and shrub trees and sits immediately above the new borders railway link.

PLANNING:
Lot 1 (Buckholm Corner) benefits from an outline consent, reference number 95/00480/OUT, for the construction of 60 residential dwellings and is zoned in the Local Development Plan (LDP), ref EGL17B. This historic consent is deemed to be active following some initial ground investigatory works. We understand the site is exempt from s75 developer contributions.

Lot 1A (Buckholm North) is zoned in the LDP for 180 units. Zoning reference EGL41.

Lot 2 (North Ryehaugh & Ryehaugh) benefits from two separate zonings in the LDP with a combined housing capacity of 31 houses. Zoning references EGL200 & EGL32B

Additional information in respect of the planning status for any of the sites should be directed to the Scottish Borders Planning Department.

METHOD OF SALE:
The heritable interest (freehold) for either lots 1 or 2 (hatched red) or combined. Interested parties should formally register their interest with the sole selling agents Messrs DM Hall LLP (Edinburgh).

PRICE:
Offers are invited for lots 1 and 2. Offers for lot 1A (the additional land highlighted blue) will also be considered only in conjunction with offers received for lot 1.

VIEWING:
Unaccompanied viewings at the interested parties own risk.

FURTHER INFORMATION:
Strictly via the sole selling agents: Messrs DM Hall LLP 17 Corstorphine Road, Edinburgh, EH12 6DD
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