

DM HALL

For Sale

Development site



Land at Burnmill
Roxburgh Street
Galashiels
TD1

0.48 Acres
(0.194 Ha)

Property Details

- Opportunity to purchase a development site in the busiest residential town in the Scottish Borders
- Approved planning permission subject to conditions.
- Situated on a site circa 0.114 Ha (0.28 Acres)
- Offers over £215,000 excl of VAT

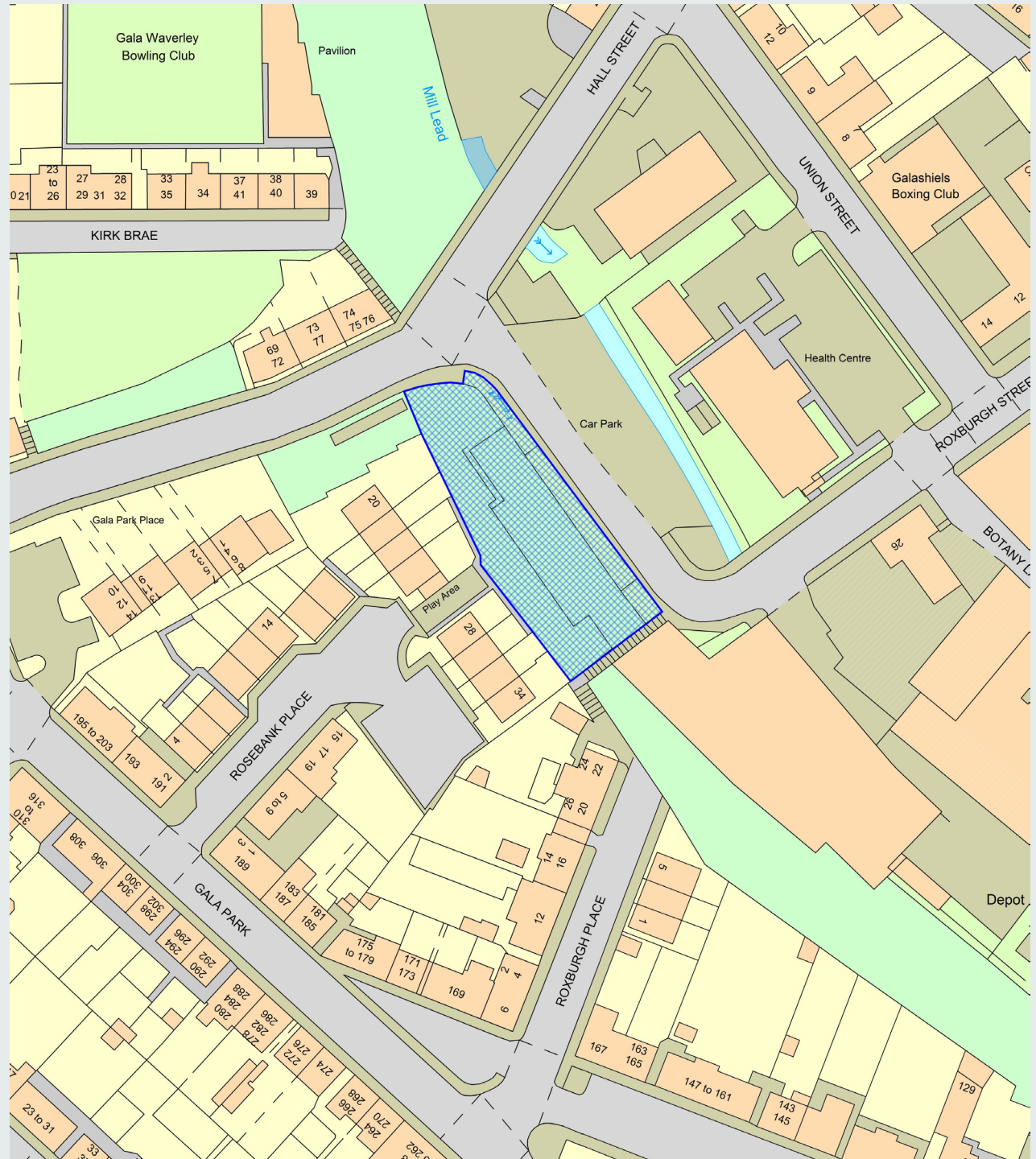
LOCATION:

The subjects are located on Roxburgh Street, Galashiels. Galashiels is the busiest town in the borders with a population of approximately 10,000 and is the main transit Hub for the borders, containing one of two train stations within the Borders and the localities main bus station. Galashiels lies on the main A7 trunk road and is only 40 miles south of Edinburgh. More specifically, the subjects are located on south-west side of Roxburgh Street in a mixed commercial and residential area.

The subject's specific location can be seen in the appended plans.

DESCRIPTION:

The subjects comprise a site irregular in shape, albeit broadly of a rectangular nature, but tapering towards the north end of the site at its junction with Hall Street and Kirk Brae. The site has an extensive frontage to Roxburgh Street of approximately 55 metres with a maximum depth of 21 metres, tapering to around 14 metres close to the road junction. The site rises to the west/south-west, with the properties adjacent on Rosebank Terrace lying at a height above Roxburgh Street. The site is bound on Roxburgh Street by a brick wall.



Property Details

The site has had planning permission approved subject to conditions. (Ref: 18/00230/FUL). In addition, there is a current decision pending in relation to the replacement of a swimming pool with an additional flat. (Ref: 23/01669/FUL)

The consent involves an engineering design that culverts the burn and uses a sheet pile on the upper slope to create a platform for development. The architect who designed the scheme advises this is a very cost effective method of creating the site.

ACCOMMODATION & FLOOR AREAS :

Floor	Accommodation	sq m	sq ft
Four floors	19 Flats of 1 and 2 beds	45.7- 69.4	492-747

SERVICES:

We understand that mains water, electricity and gas will be available to the site and that drainage will be connected to the main public sewer.

PROPOSAL:

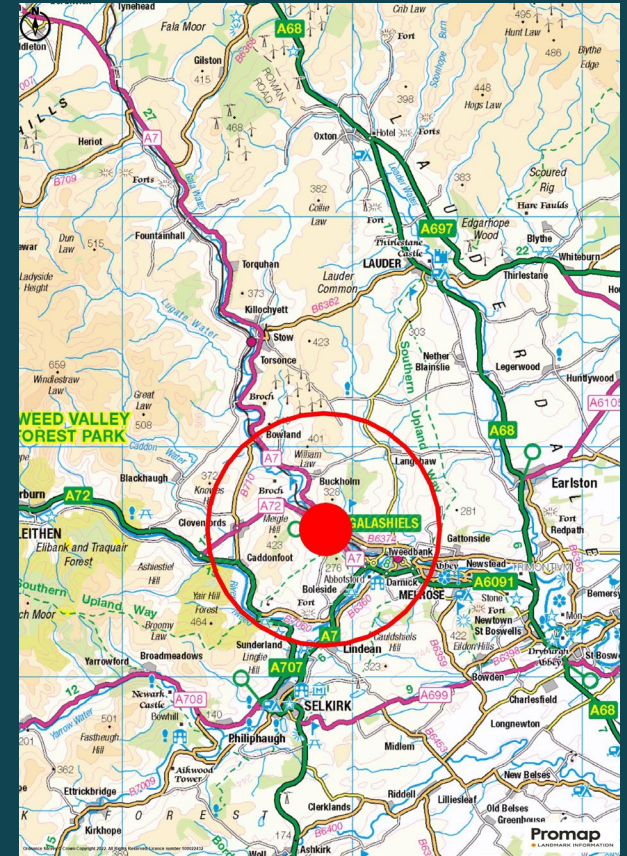
Our client is seeking offers over £215,000 for the heritable interest of the site.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.



VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete 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.

Make an enquiry

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