

**Peebles**

Call 01721 723999

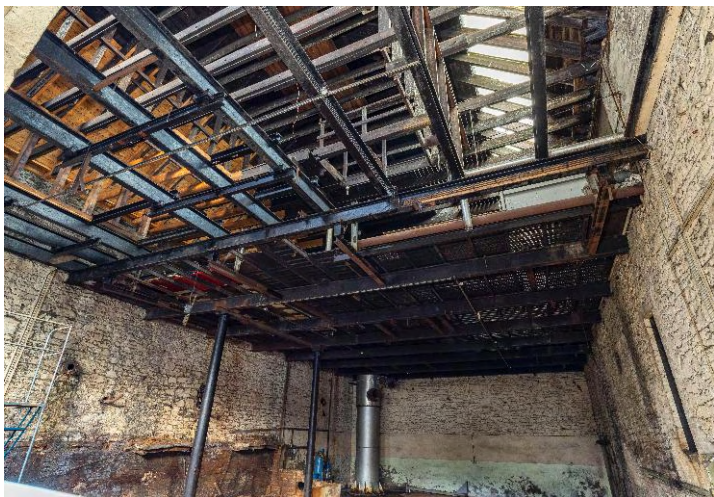
**Offers Over £120,000**

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**Boiler House & Engine House, Ballantyne Place,  
March Street Mills, Peebles, EH45 8ER**



The subjects comprise the former Boiler House and Engine House of the historic March Street Mill. Arranged over lower ground floor, ground floor and mezzanine level they are of traditional stone construction surmounted by a pitched slate roof. The wider site is currently subject to a detailed planning application by Whiteburn Projects to develop 50 flats and houses. The Boiler House and Engine House, situated to the north of the site, are being retained and made available for employment uses. The engines and boiler have been stripped out of both buildings and now present a unique and exciting opportunity to convert the buildings suitable for a range of commercial uses. Access will be from Ballantyne Place and 9 allocated parking spaces will be made available.

## FOR SALE

- \* Historic Boiler House and Engine House offering a unique conversion opportunity
- \* May suit a range of commercial end uses such as design studio, office, café, community space or distillery (subject to planning)
- \* Forming part of a regeneration project delivering 50 houses and flats on the site of the former March Street Mill - 23/00884/FUL
- \* Accessed from Ballantyne Place and benefitting from 9 allocated parking spaces
- \* Situated 25 miles south of Edinburgh City Centre/700m north of Peebles High Street

## TOWN PLANNING

\* The subjects form part of a planning application undertaken by Whiteburn Projects: 23/00884/FUL Residential development comprising 50 houses and flats with associated works and change of use to boiler house/engine shed to commercial use.

\* The boiler house/engine shed is being made available for commercial end use as per the 2020 Proposed Local Development Plan, which was recommended for adoption by Scottish Borders Council with the March Street Mill site under reference MPEEB007. The eventual purchaser will be responsible for securing the necessary planning consent for their intended use(s).

\* Interested parties who are considering alternative uses are invited to make their own enquiries with the planning department of Scottish Borders Council.

# Engine House & Boiler House, March Street Mills, Peebles, EH45 8ER

Approximate Gross Internal Area = 710.5 sq m / 7648 sq ft

Mezzanine Floor = 69.1 sq m / 744 sq ft

Total = 779.6 sq m / 8392 sq ft

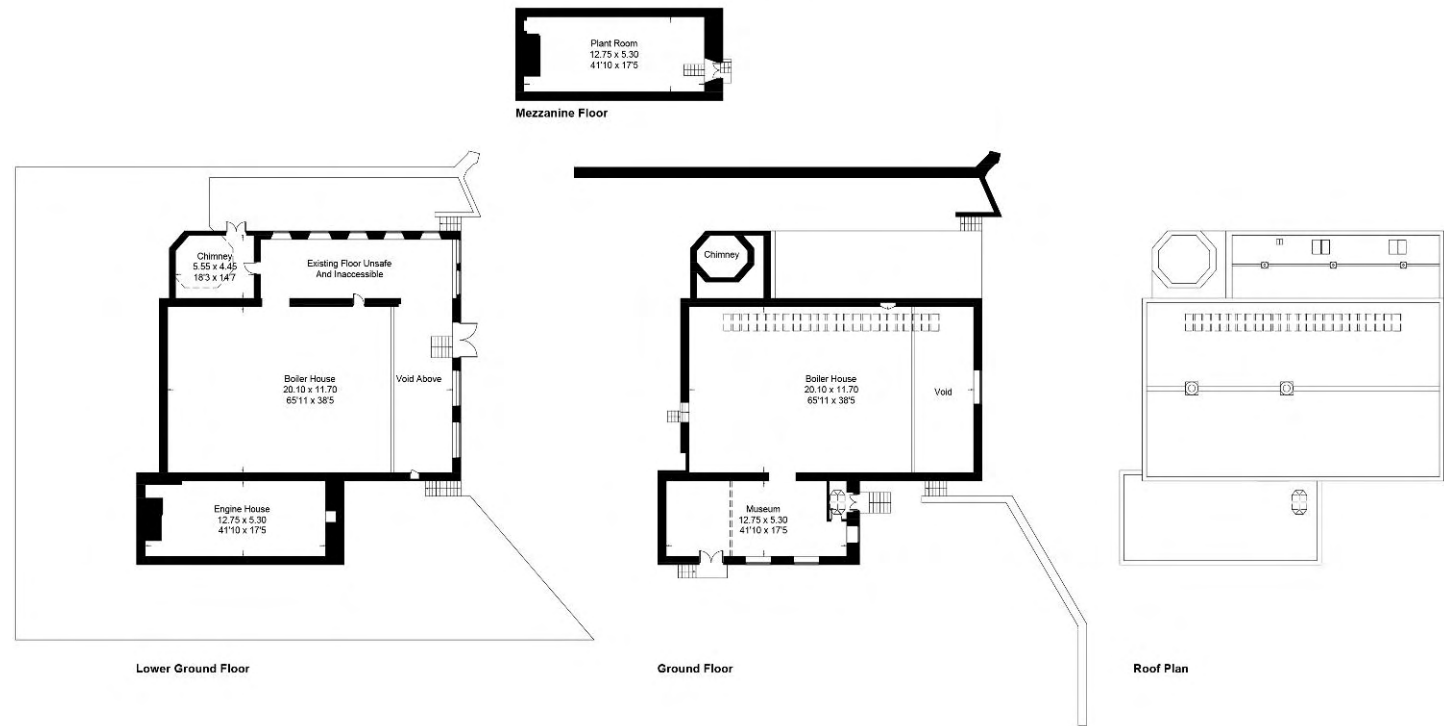


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1034513)

## Situation

Peebles is an affluent and thriving market town located set on the River Tweed located in the Scottish Borders and benefitting from access via the A703 Edinburgh Road. With a resident population of around 10,000 people, the town lies approximately 25 miles south of Edinburgh making it popular with commuters and visitors. The town's high street features an eclectic range of local, national and independent retailers such as Costa Coffee, Boots, Greggs, Bank of Scotland, Royal Bank of Scotland, Nationwide Building Society, Time & Tide, Fat Face and Trespass. There is a Sainsburys and a Tesco Supermarket nearby whilst the surrounding area is predominately residential in nature. The subject property is approximately 700m north of the High Street on Ballantyne Place which connects with Dovecot Road.

## Services

The site is served by mains electricity and includes a sub-station which, due to the historic nature of the site, carries a significant power supply. In addition, the site is connected to mains gas and water. The subjects will be served by utilities from the development site, for the purchaser to arrange their own connections and supplies.

## EPC

An Energy Performance Certificate will be provided on completion of the developer's works.

## RATEABLE VALUE

The premises will require to be reassessed by the District Valuer upon completion of the developer's works.

## Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?  
**Peebles**  
Call 01721 723999

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



## PROPOSED SITE PLAN



### Viewing and Further Information

Viewings can be booked via Allied Surveyors or Cullen Kilshaw,



Contact:

**0131 357 4455**

E: [Iain.Mercer@alliedsurveyorsscotland.com](mailto:Iain.Mercer@alliedsurveyorsscotland.com)  
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.