



## **Rugby Football Pavilion and Pitch in Walkerburn, Scottish Borders, EH43 6AU**

*‘A unique sporting and hospitality venue and pitch in the heart  
of the Tweed Valley’*

Walkerburn Rugby Football Club pavilion, associated vehicular parking and grass pitch.

Approximate Gross Internal Area of Pavilion = 260 sq. m.

Approximate Area of Pitch = 0.9Ha

**Guide Price £110,000**



# WELCOME TO WALKERBURN RUGBY CLUB

## KEY INFORMATION

- Opportunity to purchase the pavilion, parking and the grass pitch
- Purpose built sports pavilion with adjacent parking
- Grass pitch (0.9 Ha)
- Close vehicular access to A72
- Adjacent to the Tweed Valley Railway Path
- Located within the Central Southern Uplands Regional Landscape Area.

## LOCATION

The purpose built pavilion and rugby football pitch have a unique setting in the Tweed Valley, being located in the Central Southern Uplands Regional Landscape Area and adjacent to:

- the River Tweed
- the Tweed Valley Canoe Trail
- the Tweed Valley Cycle route
- the Tweed Valley Railway Path linking Innerleithen, Cardrona and Peebles
- 7stanes mountain bike centres in Glentress and Innerleithen
- Go Ape Glentress.

The pitch has an open outlook to the south and west.

The pavilion, parking and grass pitch are accessed from Caberston Road and close to the A72, 29 miles from the A720 Edinburgh by-pass and 9 miles from Peebles. This location lends itself to many sporting, tourism and commercial purposes. Changes of use would require obtaining the necessary permissions.

## ACCOMMODATION

- Bar, cellar, cellar store
- Bar lounge, function room, kitchen, male WCs, female WCs
- Home changing room, away changing room, referee's changing room, communal showers, players WCs.





## WALKERBURN RUGBY CLUB

### DESCRIPTION

The Rugby Football pavilion is a detached, monopitched steel framed building with a simple rectangular form. Externally the pavilion is constructed of rendered masonry with UPVC double glazed windows. The monopitched roof and vertical cladding consists of profiled metal sheeting. Security bars have been fitted to the windows at the side and rear of the property.

The pavilion stands adjacent to and overlooking the pitch.



The bar, bar lounge and function room are free flowing and directly access the hospitality kitchen and WC provision. The bar lounge and the function room can be separated by a sliding partition. The bar has a hatch access, two retractable shutters and an adjacent cellar with direct external access. The kitchen has three catering hatches, two for serving and one for dishwashing. The hospitality WCs are bright, welcoming and well appointed. The communal team changing rooms access the player WCs and communal shower provision.

The pavilion has a number of entrances; the central main entrance, the players entrance, a sliding glazed door into the lounge bar providing access to an outdoor deck, a cellar door with steeply ramped access and a fire escape to the east. The flexibility in access offers opportunity for the pavilion to be used for a variety of purposes.





## WALKERBURN RUGBY CLUB

### PLANNING

The Scottish Borders Local Development Plan (LDP2) was adopted on 22 August 2024 and should be independently referred to for Placemaking and Key Infrastructure Considerations. This document can be found on the Scottish Borders Council website; Link: [adopted-ldp2-volume-2 \(scotborders.gov.uk\)](https://www.scotborders.gov.uk/adopted-ldp2-volume-2). Within this document, the grass pitch and pavilion are identified as key green space.

### what3words

///defensive.jubilant.soup

**RATEABLE VALUE** - £6,100

**EPC Rating** – E (67)

### SERVICES

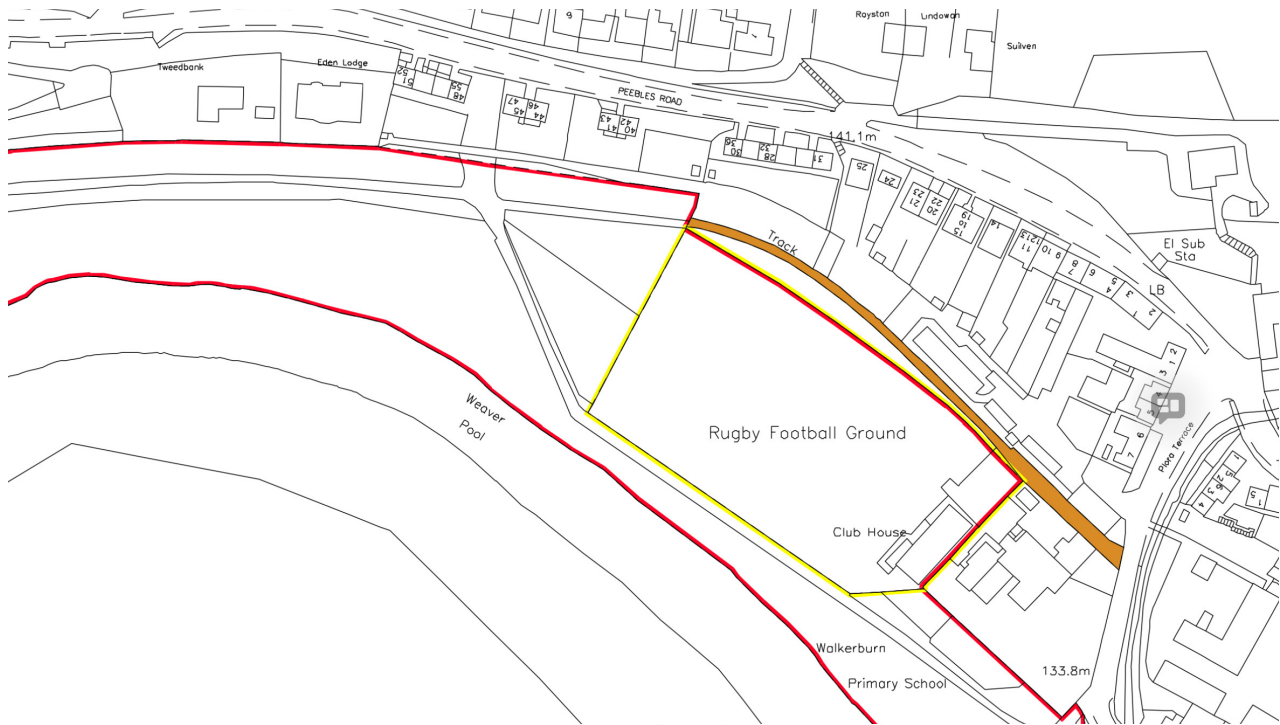
The property has gas central heating. It is served by mains water, drainage, electric and gas services.



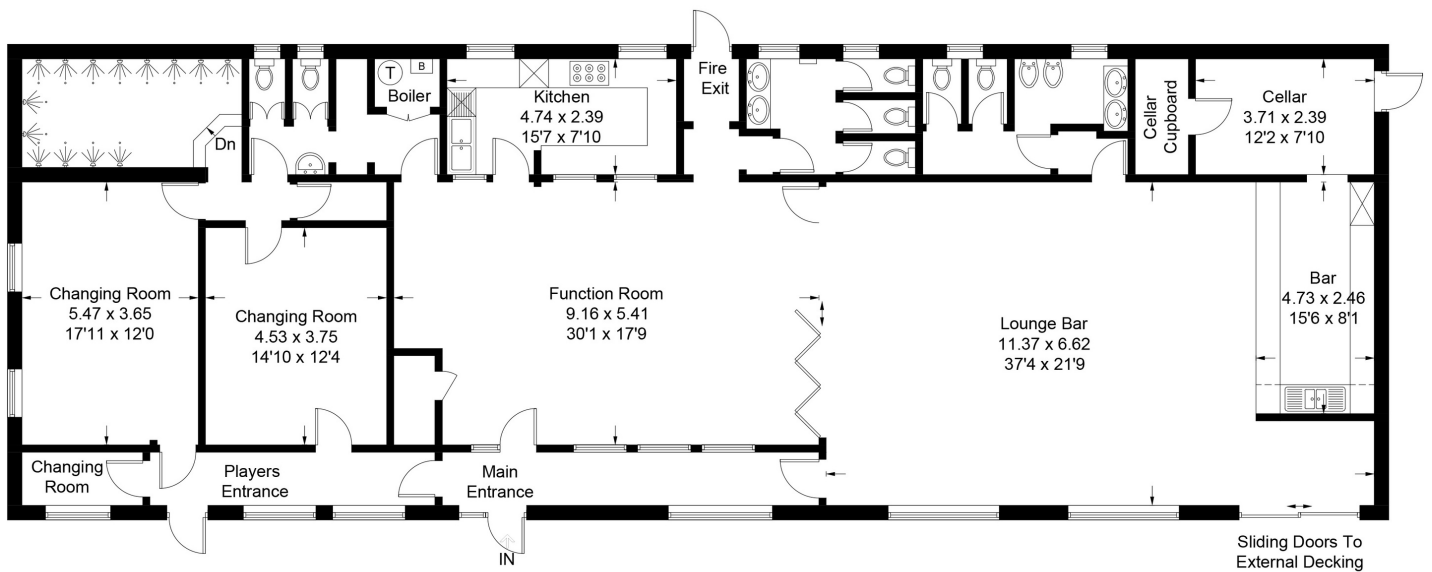
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# WALKERBURN RUGBY CLUB



**ABOVE:** Pitch and pavilion in context, outlined in yellow



**ABOVE:** Floor plan of pavilion

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.  
Service installations and appliances in the property have not been checked by the selling agents.