FOR SALE

ON BEHALF OF

TOWN CENTRE DEVELOPMENT OPPORTUNITY
SUITABLE FOR A VARIETY OF POTENTIAL USES

FORMER BURGH YARD
BRAW LADS BRAE/ALBERT PLACE
GALASHIELS

0131 477 6000
www.dmhall.co.uk

commercial department
15 Alva Street, EDINBURGH, EH2 4PH

Tesco
ASDA
Next
M & S
Clarks
ATS
Boots
New Look

DM HALL
LOCATION
Galashiels is situated off the A7 amidst the picturesque Borders countryside and lies approximately 18 miles from Peebles, 42 miles from Edinburgh and 58 miles from Carlisle.

The town is located in the centre of the Scottish Borders with a population of approximately 110,000 persons and is the principal commercial and administrative hub for the area. There are good local amenities to include shopping, schooling and leisure facilities. Galashiels has campuses in the town for the Borders College and Heriot Watt University, which is currently redeveloping its halls of residence.

The site is situated within 650m walking distance from the proposed Transport Interchange and the proposed Borders Railway line, which will connect Galashiels to Edinburgh and the Lothians which is due for completion in 2014. The Transport Interchange will incorporate a new bus station and concourse and improved facilities for bus and rail passengers.

The site is situated in a mixed residential and commercial area. Surrounding commercial occupiers include Tesco, Asda, ATS, Marks & Spencer, Boots, Clarks, New Look and Next.

DESCRIPTION
The subjects are situated at the former Burgh Yard site in Galashiels Town Centre comprising 1.05 hectares (2.59 acres) of brownfield land.

The site is bounded to the north by Huddersfield Street and Paton Street and to the east by Hill Street. The site is bisected close to the northwestern boundary by Braw Lads Brae, a new section of the A7 that forms part of the Galashiels Inner Relief Road.

PLANNING
The majority of the former Burgh Yard site is covered by a commercial redevelopment policy zoning within the Scottish Borders Consolidated Local Plan (2011). The site lies within the central area of Galashiels where policies ED5 and H3 apply.

Policy ED5 provides for retailing and other appropriate Town Centre development provided that the character, vitality, viability, and mixed-use nature of the Town Centre is maintained and enhanced. Appropriate Town Centre development, other than shopping, includes food and drink uses, offices, commercial, leisure and entertainment, residential, health care, education and tourism related uses. The policy states that if any proposed development would create an unacceptable adverse impact on the Town Centre then it would be refused.

Policy H3 allows for commercial development within Classes 1-4 of the Use Classes Order. Section 5 of the policy sets out the criteria by which exceptions can be considered, including provision of significant community benefit outweighing the need to maintain the original proposed use.

Further information setting out a development vision and potential uses for the site is available within the Supplementary Planning Guidance: Burgh Yard, Galashiels May 2011. This document is available for download on the Scottish Borders Council website: http://www.scotborders.gov.uk/directory_record/7378/burgh_yard_galashiels

TECHNICAL INFORMATION
Further information including site plans and site investigation reports are available to seriously interested parties via the sole agents.
OFFERS
Offers are invited for the development opportunity and should be submitted in Scottish Legal Form to:

Head of Legal & Democratic Services (Resources)
Scottish Borders Council
Council Headquarters
Newton St Boswells
Melrose
TD6 0SA

All offers should include:-
• The identity of the purchaser
• Price offered
• 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.

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 consent of Scottish Ministers 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.

FURTHER INFORMATION
Further information is available from the sole agent:

DM HALL LLP
15 ALVA STREET
EDINBURGH
EH2 4PH

Tel: 0131 624 6144
Fax: 0131 477 6016
Email: edinburhagency@dmhall.co.uk

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