

FOR SALE

Land for housing and other uses

A72, Walkerburn, Scottish Borders, EH43 6AG



Development Opportunity

- Land allocated for housing and other uses
- Total of 6.3ha / 15.6ac available in development lots
- Includes historic steading
- Additional land for rural pursuits available 72ha / 177ac
- Traditional Borders village on the River Tweed
- 8 miles east of Peebles
- 10 miles to Galashiels Railway Station / Borders Railway



For more information, please contact:

Jake Poole
0131 222 4561
jake.poole@cushwake.com

John Brown
07768 583 919
john.brown@jb-uk.com

One Edinburgh Quay
133 Fountainbridge
Edinburgh EH3 9QG
Tel: 0131 222 4646

Location and Background

The historic village of Walkerburn dates to the purchase of land by Henry Ballantyne in 1846 to build a tweed mill and workers' housing – as was unveiled in 1854. The village is bounded by various scenic landscape features including the Flora Wood (ancient oak woodland), the Kirnie Law reservoir and River Tweed. These features support activities like hillwalking, cycling, fishing and equestrian pursuits.

The Southern Upland Way walking trail passes via Walkerburn. Whilst Glentress and Inverleithen provide some of the most popular mountain biking in Scotland, including the Red Bull Downhill Project and Inverleithen Uplift. A Peeblesshire Trout Fishing Association permit allows fishing on approximately 23 miles of the River Tweed and approximately 5 miles of the Lyne Water. There are a variety of membership categories on offer at Macdonald Cardrona Hotel, Golf & Spa.

The village is 8 miles east of Peebles, passing through Cardrona and Innerleithen. Walkerburn is 10 miles west from the Galashiels Railway Station / Borders Railway to Edinburgh. Bus services provide connections to Peebles, Galashiels and onward to Edinburgh. The village itself includes a primary school, general store / post office, café, and restaurants at Windlestraw and The George Hotel. The village has about 450 homes and a population of over 650 permanent residents. The nearest Highest School is located in Peebles. The Walkerburn Rugby Football Club was founded in 1884 and continues to compete.



FOR SALE

Land for housing and other uses

A72, Walkerburn, Scottish Borders, EH43 6AG

Description

The subject site for sale (see the red outline below) comprises the following components that can be disposed separately:

- A 4.9ha. / 12ac housing allocation for 130 homes.
- An existing steading.
- Approx. 1ha. / 2.5ac of land adjacent the A72, as could be suitable for a number of land uses.
- The vendors can additionally offer the surrounding farm comprising a further 72ha / 177ac for parties wishing to offer house plots and acreage.

The overall site enjoys frontage to Peebles Road / Galashiels Road / the A72. The site includes flat land either side of the picturesque Walker Burn. The site then rises up to an undulating plateau providing sweeping local vistas.

Part of the steading building is currently leased for a café (Caberston Coffee Shop), and partly for a one-bedroom home, and both can be included or excluded from any sale of the steading.



FOR SALE

Land for housing and other uses

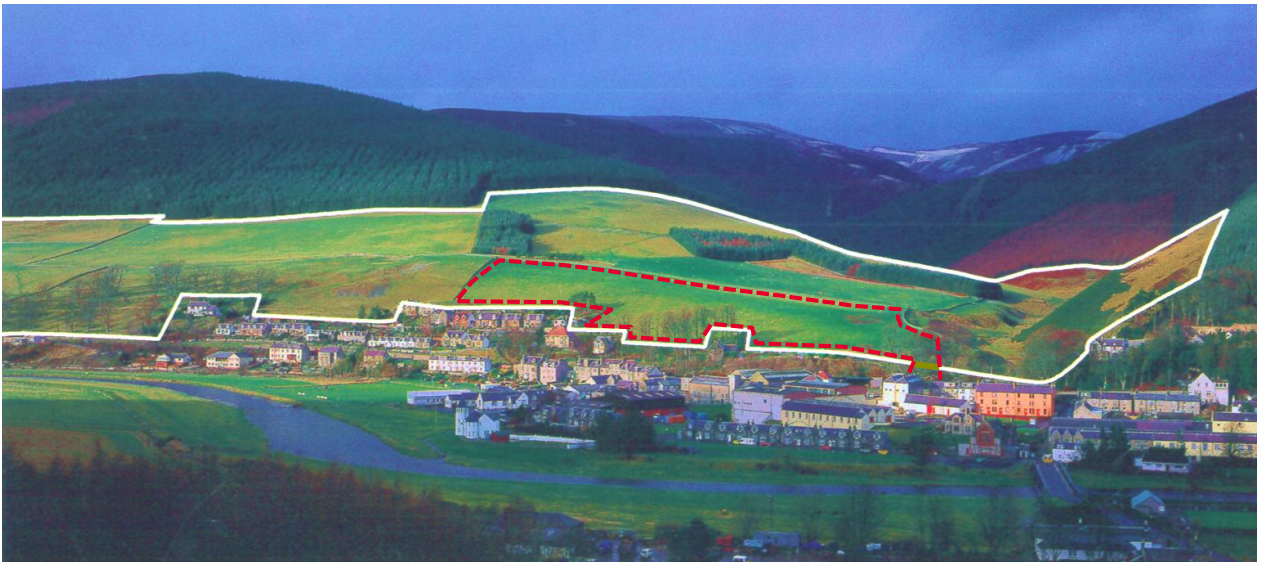
A72, Walkerburn, Scottish Borders, EH43 6AG

Caberston Farm

The wider farm offers an opportunity to access additional lands, in whole or part, in order to dovetail with any housing development a broader offering as might comprise:

- Serviced housing plots connected to acreage.
- Multipurpose recreational trails through adjacent woodland and along the Walker Burn.
- Bridal trails and / or dressage arena.
- Farmland for agistment

The wider farm is shown below in a white outline, with the housing allocation for sale shown in red outline.



FOR SALE

Land for housing and other uses

A72, Walkerburn, Scottish Borders, EH43 6AG

Planning Information

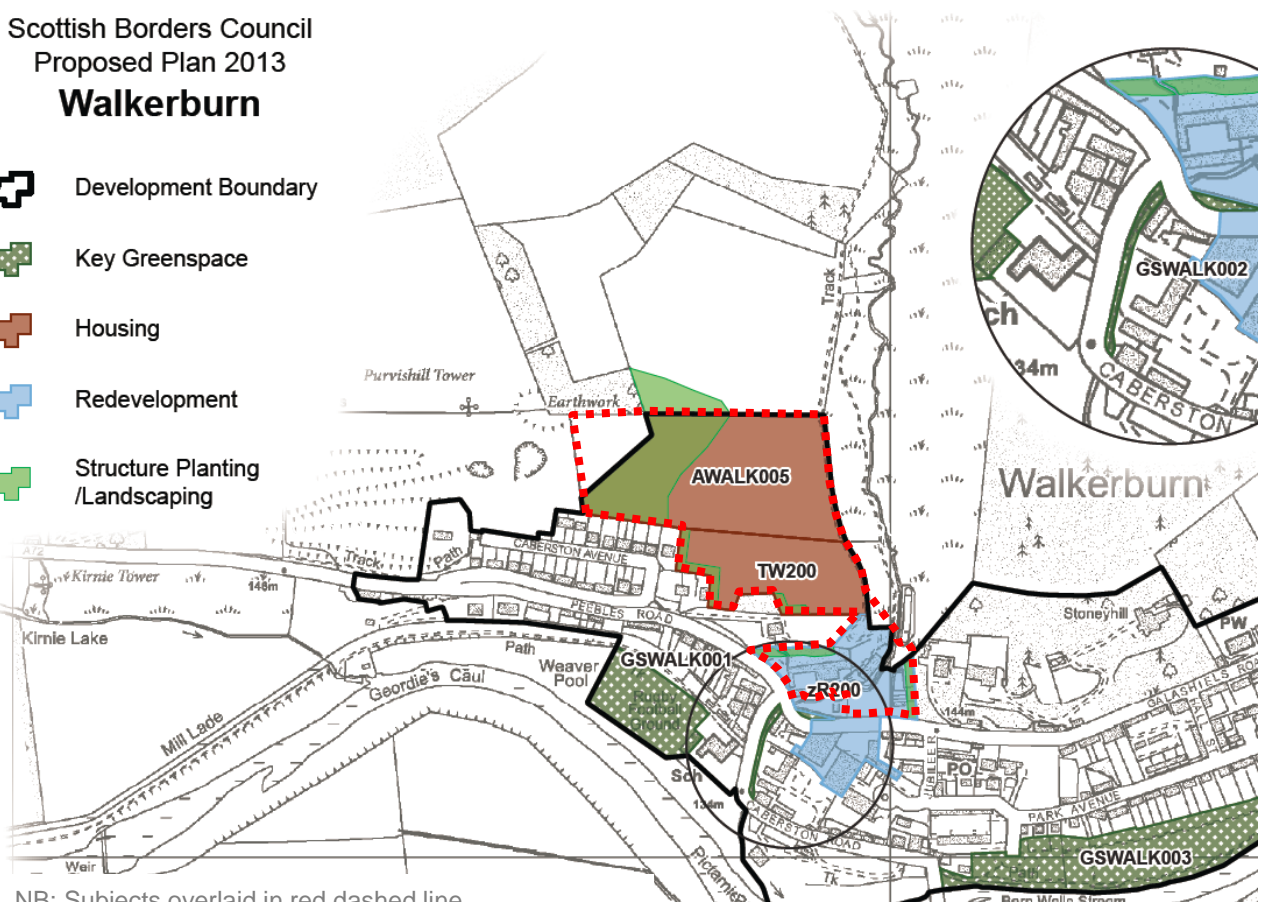
The Scottish Borders existing Consolidated Local Plan and the emerging Local Development Plan (as was submitted to Scottish Ministers on 22 October 2014 for examination) both show three allocations affecting the land as shown in the plan below. The two housing allocations (brown) anticipate in the order of a total of 130 homes. A further 'Redevelopment' allocation (blue) closer the A72 provides scope for a mix of uses as might include housing, retail or tourism subject to relevant planning consents.

Further planning information can be obtained from Scottish Borders Council's Planning and Regulatory Services department on 01835 825060.
www.scotborders.gov.uk



Scottish Borders Council Proposed Plan 2013 **Walkerburn**

-  Development Boundary
-  Key Greenspace
-  Housing
-  Redevelopment
-  Structure Planting /Landscaping



NB: Subjects overlaid in red dashed line

FOR SALE

Land for housing and other uses

A72, Walkerburn, Scottish Borders, EH43 6AG

Bidding Structure and Offers

Cushman & Wakefield will administer the disposal for the owner and all sales enquiries relating to the process should be directed to Cushman & Wakefield in the first instance. The heritable interest (freehold) in the subject is offered for sale as a whole with vacant possession, subject to agreement.

Bids should be submitted in Scottish legal form to Cushman & Wakefield, One Edinburgh Quay, 133 Fountainbridge, Edinburgh, EH3 9QG. There is flexibility to consider different purchase structures, including disposal in tranches. We may seek additional details regarding offering parties, including financing arrangements.

The seller reserves the right to call a closing date for offers and is not obliged to accept any offer. The owner also reserves the right to sell the property without reference to any other party.

Title Plan & Services

A Title Plan will be prepared which will become a taxative plan for sale purposes. Only indicative boundaries have been shown. The vendor reserves the right to retain service and access connections as required.

Viewing and Further Information

Viewing of the site is being coordinated by Cushman & Wakefield who must be contacted before a site visit. The subjects are currently in use for agricultural purposes by a tenant farmer.

