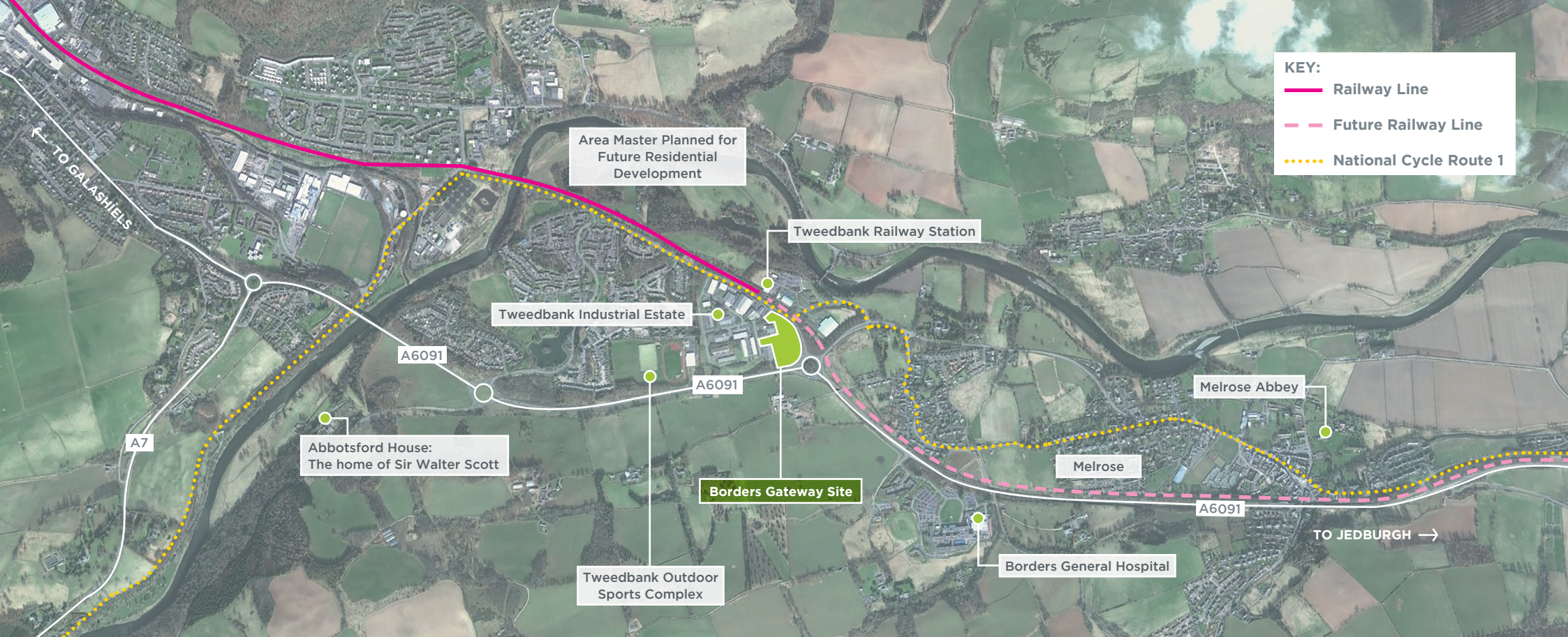




**BORDERS
GATEWAY**

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Location

Borders Gateway occupies a dominant position on the Melrose Roundabout, the major interchange on the A6091 for roads to Galashiels (2 miles), Melrose (1 mile), Newtown St Boswells (5 miles) and Jedburgh (14 miles), as well as being the entrance to Tweedbank. The A6091 links the A7 to the A68, with the Melrose Roundabout averaging approximately 13,000 daily vehicle movements. As such the site offers easy access to a local population of circa 18,000 (Tweedbank, Galashiels & Melrose), with Tweedbank itself due to expand rapidly with an additional 300 homes forming part of a Council led master plan for the Lowood Estate.

Within 400 yards of the site is the recently reopened Borders Railway terminus at Tweedbank, providing half hourly direct services to Edinburgh Waverley (55 mins) to circa 400,000 passengers per annum. As well as serving commuter traffic, the railway has provided a new gateway

for tourists visiting local attractions such as Abbotsford House, (home to Sir Walter Scott) and Melrose Abbey, both of which are within 1.5 miles of the site. The station is also popular with cyclists, providing direct access to National Cycle Route 1.

The 328 bed Borders General Hospital is within one mile, and provides a range of acute inpatient services as well as a 24-hour accident and emergency to the wider Borders population.

Tweedbank Industrial Estate and Tweedbank Business Park neighbour the site and include occupiers such as Magnet Kitchens, a Mitsubishi dealership, Tempest Brewery and the Scottish Public Pensions Agency. Within 300 yards of the site is Tweedbank Outdoor Sports Centre.

The site is therefore excellently located to allow forward looking businesses to tap into a prominent, accessible and dynamic location, which serves an expanding population of residents, businesses, industries and tourists.



Description

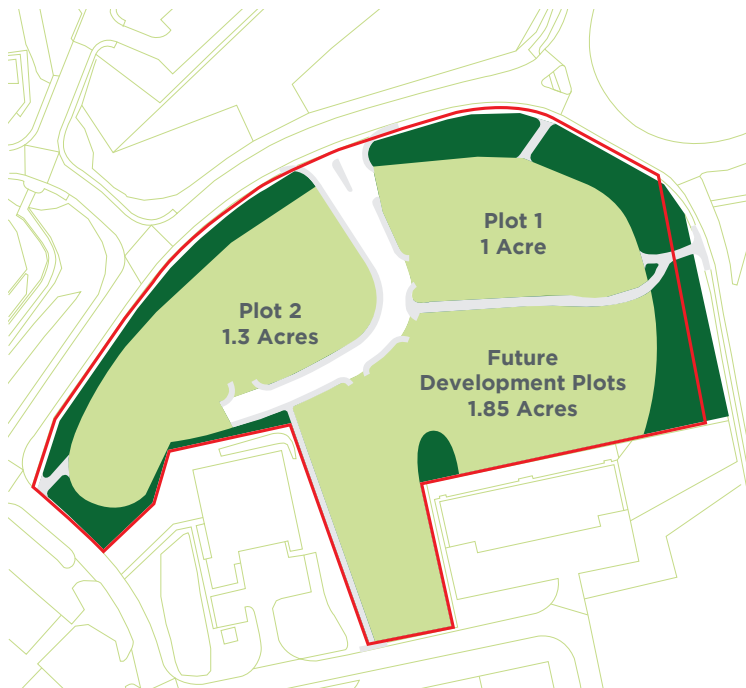
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Borders Gateway is being delivered to provide much needed amenity in a strategic location. Individual plots of varying sizes are available on the basis of purchase (freehold), lease or turnkey agreements. The plan below identifies a proposed subdivision

The site shown will be cleared to significantly increase visibility, prominence and sightlines on to the busy A6091 and Tweedbank Drive. Further signage and branding opportunities are available, subject to planning.

Site Plan

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KEY:

- Soft Landscaping
- Plots
- Site Boundary

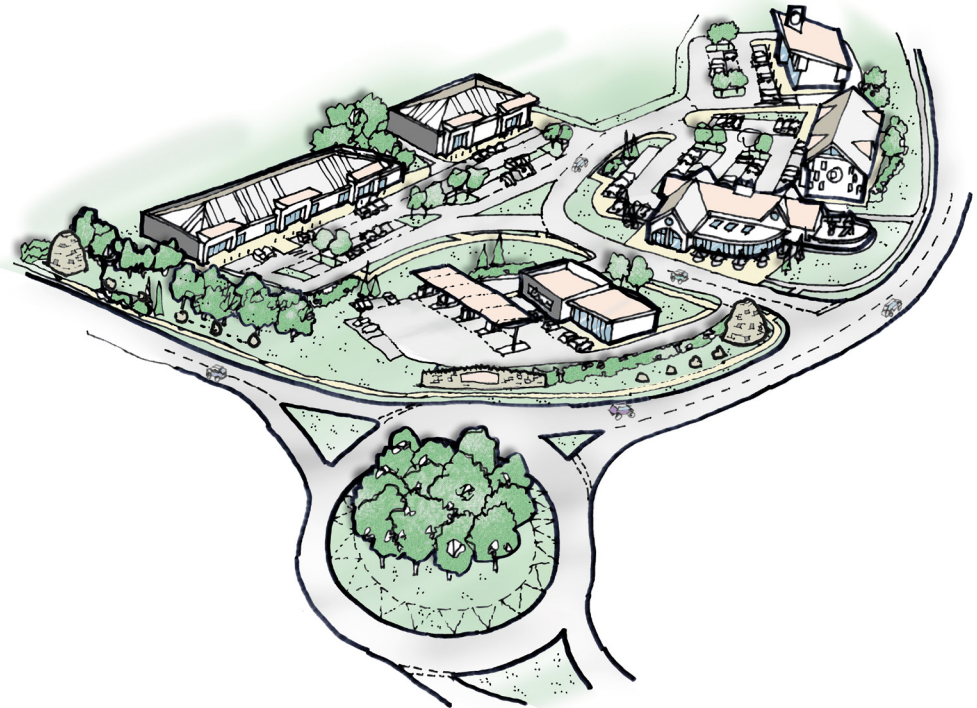
Planning

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The site sits within the wider Tweedbank area, which is undergoing a consultation exercise by Scottish Borders Council economic and planning departments.

It is anticipated that a flexible and pro-active approach will be adopted by the Council, seeking to maximise opportunities for job creation and amenities for businesses, tourists and indigenous populations. This will include a new entrance into the site and landscaping proposal to create clear visibility splays, opening up the site to the roundabout. Better linkages to the industrial estate, business park and railway will also be created.

Suitable uses for this highly prominent and accessible roadside site are therefore likely to include hotel, café, restaurant and bar uses, filling station, motor trade and retail, along with other business services.





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Further Information

On application to the joint marketing agents:



Chris Ditchfield

chris@ditchfieldproperty.co.uk
07789 983 335



Simon Bashford

sbashford@eyco.co.uk
0131 558 5118

A development by:



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ASSETS LIMITED

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