

Development Opportunity

Howdenburn, Jedburgh, Scottish Borders. TD8 6LA

Edwin
Thompson



Instructions on behalf of:



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Re-Development Opportunity

Former Primary School, Howdenburn, Jedburgh. TD8 6LA

A Re-Development site of approximately 2.255 Ha (5.57 acres) within an established residential area to the South East of Jedburgh.

The former School buildings will be demolished and cleared by Scottish Borders council prior to sale. The site is available with vacant possession as a cleared site in Winter 2019.

Offers invited

Ref. GS472-30

General Information

A brownfield re-development site extending to 2.255 ha (5.57 acres) or thereby within an established residential area to the South East of Jedburgh.

The site is bounded by residential schemes to each side - Howdenburn Court to the East, Lothian Road to the south, Dounehill to the north and Grieve Avenue to the West. On this basis it is envisaged that residential Redevelopment would be supported by Development Management at Scottish Borders Council.

Location

It is claimed that Jedward (Jedburgh) was the first established parish in Scotland reportedly dating back to 854.

The town is steeped in history with an array of historic buildings and attractions. The Abbey and Monastery were founded in 1165 via a charter from William the Lion King of Scotland, Jedburgh Castle, founded by King David I, was destroyed in 1409 and the site is now occupied by a museum, Jedburgh Castle Jail.

Jedburgh, has a population of approximately 3,910 according to the 2016 population estimates. It is the former County town of Roxburghshire situated only 10 miles to the north of the Anglo-Scottish border at Carter Bar with excellent links to the national roads network via the A68 trunk road.

The settlement offers a wide range of recreational facilities including a swimming pool, health and fitness centre, golf course, world famous rugby club and benefits from some magnificent rural surroundings.

There are a good selection of shops, woollen mill outlet stores, cafes, restaurants, bars and local amenities including Churches, Public Library, town Hall and the Waterside Fitness Centre. The new £30 million Jedburgh Intergenerational Community Campus is scheduled to be completed in Spring 2020. This will include provision for nursery, primary, secondary and further education alongside a range of other community facilities.

Description

Currently occupied by Howdenburn Primary School, this site is due to be vacated in Winter 2019.

Once vacated the buildings will be demolished by Scottish Borders Council and the site cleared in preparation for Redevelopment.

Planning

The site is within the Jedburgh Development Boundary and is identified as a 'Regeneration Site' (Reference RJEDB003) within the Main Issues Report which is the forerunner to the Scottish Borders Local Development Plan 2 which will replace the Scottish Borders Local Development Plan 2016.

Interested parties are advised to consult with Development Management and Building Standards Sections at Scottish Borders Council at an early stage to discuss their proposals.

Site conditions

The purchaser/ developer will be responsible for any assessment of ground conditions.

Services

The former school is connected to mains water, electricity, gas, foul and surface water drainage systems. It is therefore assumed that all mains services are available adjacent to the site. However, interested parties are advised to rely upon their own enquiries.

It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

Tenure

Absolute Ownership

Method of Sale

The site is offered for sale as a whole with vacant possession by Private Treaty.

Offers

Offers should include: The identity of the purchasers; the price offered; source of funds; clear details of any conditions attached to the offer; proposed timescale for conclusion of missives, completion and payment.

Offers should be addressed to:

Chief Legal Officer
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA

A copy of the offer should also be faxed to 01896 758883.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

Value Added Tax

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

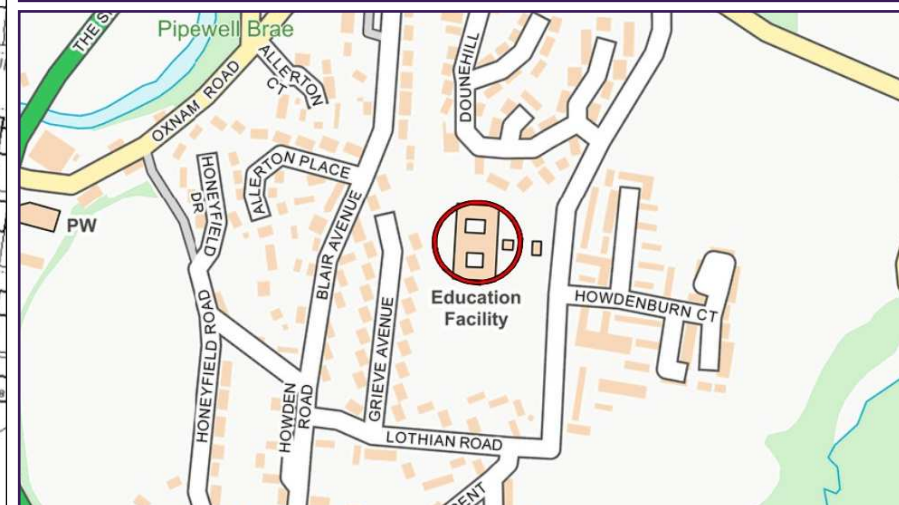
E-mail: s.sanderson@edwin-thompson.co.uk



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