

For Sale

Heather Mill, Riverside, Selkirk. TD7 5DT

Edwin
Thompson



Residential Development Site Heather Mill, Riverside, Selkirk. TD7 5DT

A Residential Development Opportunity occupying a level and regular shaped site of approximately 1.423 ha (3.52 acres) in a pleasant and highly accessible riverside position to the north east of Selkirk.

Zoned in the Draft Scottish Borders Supplementary Guidance: Housing 2016 with an indicative housing capacity of 75 units.

Available with vacant possession.

Price on Application - all enquiries invited

Ref. E-81

General Information

Heather Mill is situated with a pleasant riverside Position to the north west of Selkirk.

Selkirk has a population of approximately 6,000 and is conveniently situated within the centre of the Scottish Borders with good road links to the main towns in the area and the national roads network via the A7 arterial route.

The town is located approximately 5 miles to the south of Galashiels, 11 miles to the north of Hawick, the two largest population bases within the Borders with populations of around 14,000 and 16,000 respectively.

The riverside area of Selkirk is now considered one of the regions principal commercial centres. It has recently benefitted from significant investment both private and public sector including Scottish Enterprise's landmark refurbishment of Ettrick Riverside into a modern business facility, the modern factory complex at Portland Buildings and nearby re-development projects at Tweed Mills, Riverside Mills and Gibson Buildings at Ettrick Park.

Heather Mill is situated on the south bank of Ettrick Water with excellent access off Riverside Road, Whinfield Road and South Bridge Street. There are established housing developments at Linglie Road and Cannon Street across the River to the north. Scottish Borders Housing Associations offices occupy the site to the south.

Historic Photographs from Heather Mills

Description

This is a well-defined regular shaped development site within the Riverside area of Selkirk. The site comprises the former Heather Mill (formerly Cheviot Mill) and adjacent land.

There are a collection of former mill buildings occupying the western side of the site. None of these are in active use, lying vacant. To the east there is a separate area of extensive undeveloped land.

Planning Status

The site is zoned as site reference MSELK002 with an indicative housing capacity of 75 units within the Scottish Borders Council Draft Supplementary Guidance: Housing 2016.

The site is outwith the towns Conservation Area. None of the buildings are understood to be Listed.

The Selkirk Flood Prevention Scheme Works have recently been completed. This scheme has provided substantial mitigation measures along the Riverside area of Selkirk addressing any historic flood risk concerns.

This is a highly accessible site bounded by Public roads to three sides. There is a link to the adjacent riverside path and connections north of the Ettrick Water. The site is relatively well connected to the town centre and the A7 and there are existing bus stops along Dunsdale Road. The town's swimming pool and Victoria Park are a short distance to the south.

Historical Context

Heather Mills or Cheviot Mill as it was known then was constructed in 1864 by John and James Bathgate. By 1879 Mr Bathgate retired, Mr Cochrane and Mr Smith continued with the business until 1892 when Cheviot Mill was let to Robert Sim and Robert S Muir who commenced trading as the Heather Mills Company.

Visionaries of their era Heather Mills distributed cloth direct to tailors and dress makers cutting out the merchants.

Heather Mills became part of the Edinburgh Woollen Group in December 1980.

Area

The site has been measured from an OS based mapping system to an area of 1.423 ha (3.52 acre) or thereby.

Services

All mains services are understood to be available within close vicinity to the site.

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.

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 elected to Vat. VAT will be payable on the purchase price at the prevailing rate.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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Notes:

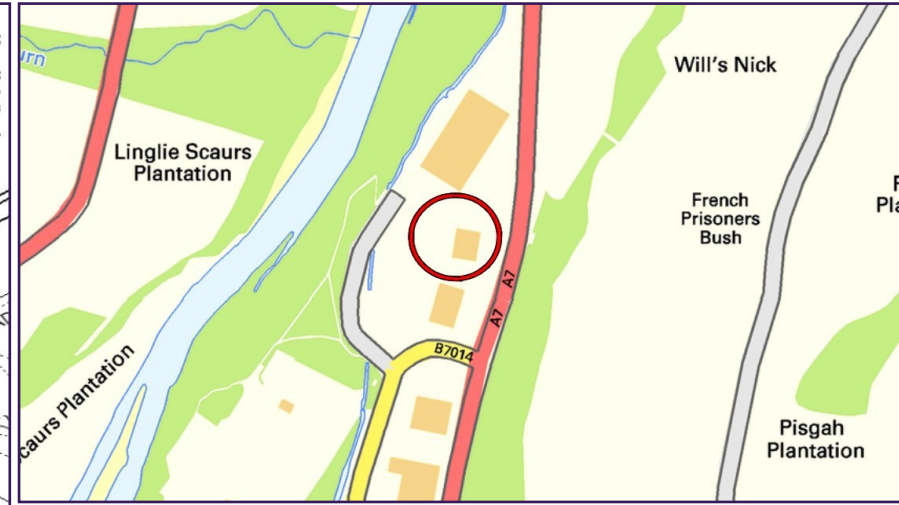
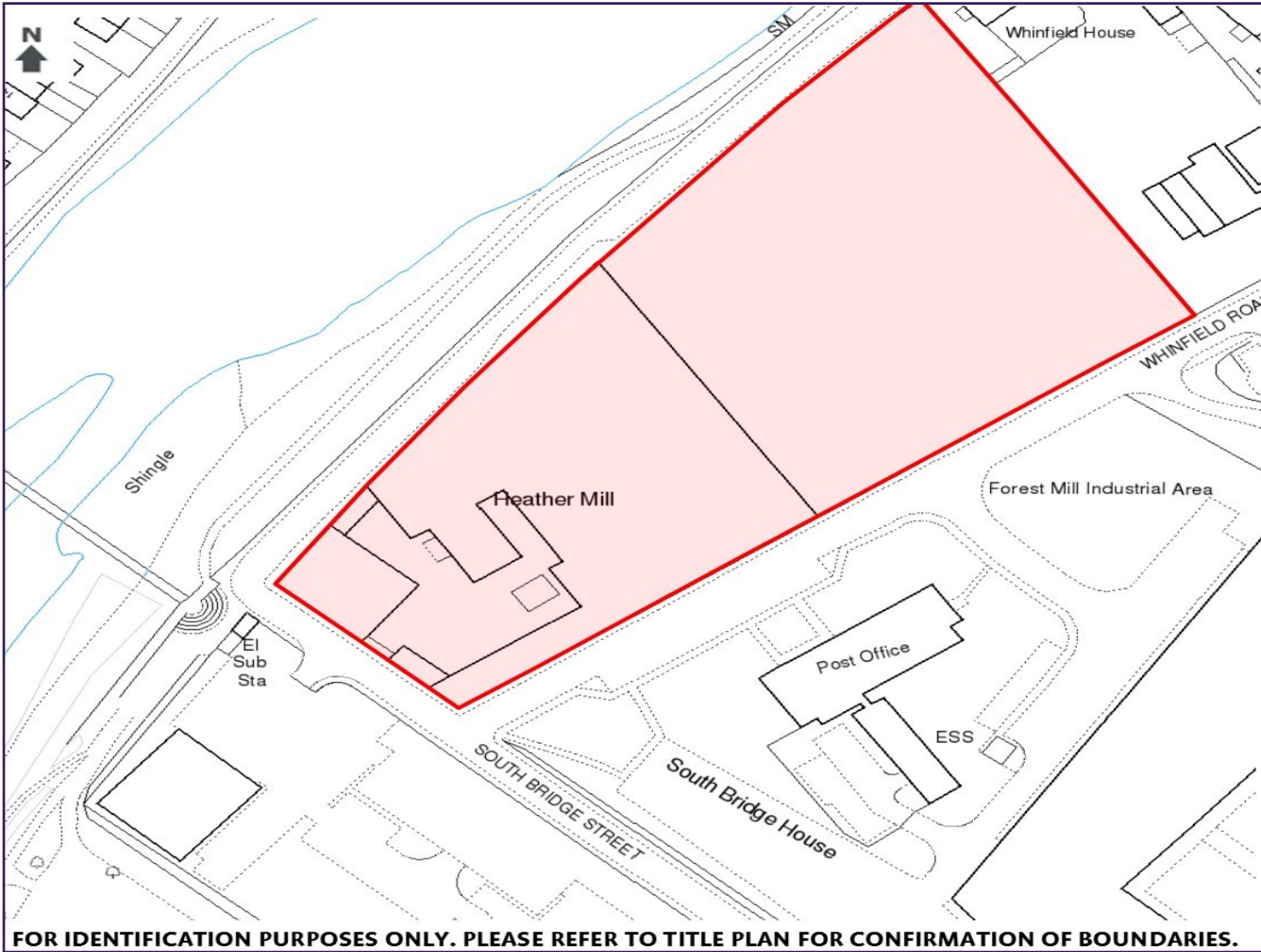


Historic Photographs from Heather Mills

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