Development Opportunity
Kelso High School, Bowmont Street, Kelso. TD5 7EG

Instructions on behalf of:
Re-Development Opportunity
Former Kelso High School, Bowmont Street, Kelso. TD5 7EG

A site of approximately 2.473 Ha (6.11 acre) providing a rare development opportunity within the sought after town of Kelso.

A concept design report has been prepared by Mosaic Architecture + design which includes a Masterplan detailing a potential re-development of the site to provide 91 residential units. The Masterplan includes a sympathetic conversion of the original building into apartments, together with a proportionate blend of new build housing.

Offers invited Ref. GS472-27

Location
The former high School provides an exciting re-development opportunity only around 550 m north west of Kelso town centre.

Kelso, a buoyant market town with a population of approximately 6,300 is located to the east of the central Borders. It benefits from a wide variety of shops, schools for all ages including the recently completed New High School at Nethershot to the north of the town. The town acts as an important local centre serving a wide rural hinterland.

The settlement is located approximately 18 miles to the east of Galashiels, 44 miles south of Edinburgh.

Kelso is a sought after residential area. The area is renowned for its quality of life boasting a wide range of attractions ranging from historic houses, abbeys and castles to internationally acclaimed fishing on the Tweed and its tributaries.

Recreational facilities in Kelso include an ice rink, swimming pool, health and fitness centres, golf courses including the Roxburgh Championship Course at Sunlaws, and national hunt racecourse.

This site border Poynder Park, home to Kelso Rugby club, and the all weather tennis courts and the Bowling Green at Poynder Place.

Kelso is readily accessible with good road links to Edinburgh and Newcastle-upon-Tyne. There is a main line railway station approximately 25 miles east at Berwick-upon-Tweed and a new rail link between Tweedbank (14 miles west) and Edinburgh Waverley.

The Opportunity
A re-development site of approximately 2.473 ha (6.11 acres) occupied by the former Kelso High School. The original Category B Listed school buildings are of Art-Deco style. They were designed by Reid and Forbes, a firm of Scottish Architects specialising in school buildings between 1920 and 1964, the school was built in around 1936.

The original buildings are of render faced brick construction incorporating sandstone dressings under a flat roof.

The principal building is of symmetrical design. It is two storeys high with central clock tower incorporating open porch to ground level with wide canopy complete with double two-leaf panelled doors. The entrance foyer is finished with a geometric granite floor with decorative corner detailing. This flooring continues through the spine corridors along the rear of the building.

The science block to the east also forms part of the Listing. It is of ‘U-plan’ design complete with entrance tower to the south elevation and a semi-circular single storey block to the east of the front elevation, which is a notable feature.

There is a more modern single storey extension to the west which currently provides an Assembly Hall/ Theatre with stage; a Music Block; two blocks of male and female WCs and a medical room.

More modern buildings have been constructed to the south and east including Building 2 (Kitchen and Dining Hall); Building 3 (Modern Studies, Geography, History, Design and Technology); and the Games Hall together with associated facilities.

The primary access is off Bowmont Street to the west with secondary access points via Inchmead Road to the east and Orchard Park to the north. The Listed buildings are set within a formal landscape setting. There is a parking to the front with an area of amenity ground to the south complete with floral border to the north and mature trees along the southern boundary.

There is a multi-use all weather surfaced games area to the west of the site which is understood to have been resurfaced in 2013. To the rear there is a tarmacadam yard with parking area and bike sheds.
Planning

The site is zoned for redevelopment in the current Local Development Plan under site reference RKELS002. The overall planning vision is to seek redevelopment that retains the key B category listed original 1936 school buildings and encourages further sympathetic redevelopment of the rest of the site as “enabling” works to support the retention and conversion of the listed buildings. A Conservation Statement was produced by Simpson and Brown Architects for the council which included a statement of significance and this helped inform the development of a feasibility study for the overall site. This Conservation Statement has been shared with Historic Environment Scotland who encourages the redevelopment of the listed buildings.

Concept Design Report

The Concept Design Report produced by Mosaic Architecture and Design for the council includes an indicative layout plan which retains and converts the key listed buildings and provides new development on the remainder of the site to give a total of 91 residential units creating a new neighbourhood.

The Concept Design Report is available for the benefit of prospective developers and can be downloaded by selecting the following link: CONCEPT DESIGN REPORT

It should be noted that the indicative layout is not prescriptive but is considered to provide a useful starting point. Potentially other uses may be considered which are sympathetic to the planning vision of the retention of the key listed buildings.

Interested parties are advised to consult the Planning and Building Standards Sections of 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 and 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.
Design Concept
Analysis

Character Areas

Converted Former School Building:
Most prominent site feature

Bowmont Street Frontage:
Reinforces line of street, retains listed boundary wall

Courtyard:
Active frontage arrangement along key routes creates natural space to rear for parking

Square:
Direct relationship to listed building, formal treatment of space

Street:
Opportunity for relationship with opposite block

Open Space:
Proximity to boundary requires open area to be created

Informal Street:
Less visible area to the rear of site; space for a staggered arrangement to create a more casual place

Key:
- Protected View
- Potential Character Area
- Designated Amenity Space
- High Quality Tree/40 Year Life Expectancy
- Medium Quality Tree/20 Year Life Expectancy
- Low Quality Tree/20 Year Life Expectancy

mosaic architecture + design

Extract from Concept Design Report
Extract from Concept Design Report

26 Proposed Site Plan

<table>
<thead>
<tr>
<th>TYPE</th>
<th>UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-E</td>
<td>Apartments</td>
</tr>
<tr>
<td>F</td>
<td>3 Bed Terrace</td>
</tr>
<tr>
<td>H</td>
<td>3 Bed Semi</td>
</tr>
</tbody>
</table>

Overall Total | 91
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 OSA

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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