

Development Opportunity

The Foundry, Station Road, Kelso, Scottish Borders. TD5 8DQ

Edwin
Thompson



Re-Development Opportunity

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The Foundry comprises a cleared brownfield site providing an increasingly rare development opportunity within the sought after town of Kelso.

Site Area of approximately 0.60 Ha (1.48 acres)

Zoned for 'Re-Development' within the Scottish Borders Local Development Plan 2016.

Offers invited

Ref. GH360(e)

Location

An exciting re-development opportunity to the South of Kelso with good visibility from Station Road and Sprouston Road well located for access off the Kelso Bypass.

Kelso is a traditional market town with a relatively affluent catchment area providing a higher than average disposable income supporting a good range of independent retailers.

The town has a population of approximately 5,639 according to the 2011 Population Census, and acts as a local centre for a wide rural hinterland. The settlement is conveniently located within the Central Borders, approximately 18 east of Galashiels, 44 miles south of Edinburgh.

Kelso is an historic setting with a great many attractions within the town and surrounding area generating a high level of seasonal tourist trade.

The Opportunity

A prominent corner site of approximately 0.60 Ha (1.48 acres) or thereby with frontage to Station Road (B6352) and Sprouston road (B6350).

This is a relatively level cleared Brownfield site formerly occupied by an Agricultural Merchant with associated Iron Works. It is a mixed use area with housing to the North and West, Trade counter Unit to the rear and Car Dealership to the South. Broadleaved trees provide screening to the north and southern boundaries of the site.

The primary access to the site is via Station Road to the front with a secondary service access off Sprouston Road to the rear.

Site History

Geo. Henderson Ltd a well known Local Agricultural Merchants established in 1884 located part of their business to Kelso in around 1910.

Geo. Henderson had the dealership for a number of the main agricultural manufacturers including Ferguson and Massey Ferguson. They also manufactured their own range of equipment including turnip cutters, field rollers, galvanised field bins, livestock equipment, Nails and fencing wire. The range expanded over the years including production of plough shares and cast iron parts.

The company relocated part of their business to the Foundry Site in the 1950s. The business continues today with depots in Haddington, Kinross and Selkirk, trading as Henderson Grass Machinery

Planning

The site is zoned for 'Re-Development' in the 2016 Local Development Plan under site reference RKELS001.

Policy PMD3: Land Use Allocations of the Scottish Borders Local Development Plan states 'Sites proposed for redevelopment or mixed use may be developed for a variety of uses subject to other local plan policies.'

The Local Plan specifies the site requirements as:

- Access to the site is to be taken from Station Road
- Existing trees to the north of the site are to be retained
- Potential contamination on the site to be investigated and mitigated
- Development needs to consider nearby listed buildings in terms of layout and design
- Archaeological evaluation and mitigation may be required.

The site is out with the town's conservation Area.

Site conditions

The purchaser/ developer will be responsible for any assessment of ground conditions, although some preliminary work has been carried out in this respect.

Services

The former works were connected to mains water, electricity, 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.

Value Added Tax

Any prices are exclusive of VAT.

The subjects are not understood to be elected to VAT.

Offers

Offers should clearly detail:

- The identity of the purchasers;
- Proposed Development
- 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.

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

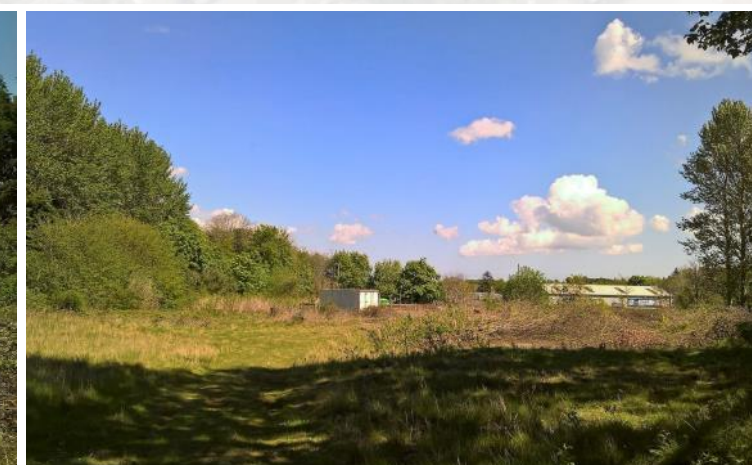
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