

# SITE AT CLELAND AVENUE

PEEBLES, EH45 9AT  
DEVELOPMENT OPPORTUNITY



**Galbraith**

## SITE AT CLELAND AVENUE, PEEBLES, EH45 9AT DEVELOPMENT OPPORTUNITY

- Approximately 0.82 acres (0.33 hectares)
- Planning consent for the erection of church and associated parking
- Partially constructed building
- Located in a residential area
- Services adjacent to site
- Scope for alternative use subject to obtaining the necessary consents



**Galbraith**

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 OnTheMarket

## LOCATION

The site is located on Cleland Avenue immediately to the south of Victoria Park in the popular town of Peebles which has a population of approximately 9,000. The subjects sit to the south of the River Tweed and approximately 0.75 miles from Peebles Town Centre.

Local amenities in Peebles include a wide range of independent retailers, cafes, restaurants together with a supermarket, professional services, banks, medical services, leisure and sports facilities, and primary and secondary schooling.

Peebles is a popular commuter town being approximately 30 miles of Edinburgh City Centre and 17.5 miles from Straiton Park & Ride which provides public transport links to central Edinburgh.

There are 3 primary schools in Peebles and secondary schooling is available and the highly regarded Peebles High School.

## DESCRIPTION

The site is located to the south of Victoria Park and is generally level extending to approximately 0.82 acres. The site comprises a partially constructed building proposed to be a church with associated lower level car parking. The building is of steel portal frame construction with a concrete floor and access to the lower level car parking area. The site is bounded to the south by residential properties and is accessed directly off Cleland Avenue.

Whilst the property has planning consent for a church, we are of the view that alternative uses such as day nursery or gathering hall may be supported by the local planning authority. Furthermore, there may be scope for the building to be demolished and the site cleared with a view to residential development on site in light of the surrounding uses.

The subjects benefit from building warrants under ref: 18/01379/ERE, 19/00236/STA and 21/01114/STA. It should be noted that the vendors are not in a position to provide any warranties or building guarantees and the subject are offered for sale "as seen".

## PLANNING

The site benefits from detailed planning permission for the erection a church and associated parking granted Scottish Borders Council under ref: 18/00715/FUL. The subjects also benefit from a notice of intention to develop with a commencement date of 30th January 2019.

As noted above, there may be scope for alternative use subject to obtaining the necessary consents. Interested parties should satisfy themselves in regard to any planning matters.

## TECHNICAL INFORMATION AND DATA ROOM

Technical information is available in an online data room, containing relevant information in relation to the planning consent, site layout drawings, service infrastructure plans, tree survey, drainage strategy and other information that may be required to undertake the necessary due diligence to quantify bids to purchase.

The pertinent information is available via an online data room - please contact Galbraith for access.

Alternatively, the detailed planning permission ref 18/00715/FUL can be viewed on The Scottish Borders planning portal:

<https://eplanning.scotborders.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P9SA0ONTKB500>

Any further planning enquiries can be directed to Scottish Borders Council.

## METHOD OF SALE

Offers in the region of £250,000 for the freehold interest in the site with a preference for unconditional offers.

Interested parties will be notified of a closing date and requested to submit heads of terms offers. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.



We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

### LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

### VAT

VAT will not be payable on the purchase price.

### VIEWING AND FURTHER INFORMATION

The site can be viewed from Cleland Avenue in the first instance, more detailed viewings can be arranged by appointment.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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**SOLICITORS**  
TBC

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in November 2023. 8. Particulars prepared December 2023.

