

DEVELOPMENT OPPORTUNITY

Eccles Primary School, Kelso, TD5 7QS

A Rare Development Opportunity in an Elevated South Facing Position Looking Out Over Open Countryside and Cheviot Hills

For Sale • Offers Over £110,000

Edwin
Thompson





BRIEF RESUME

- Development Opportunity
- 0.326ha (0.81ac) Grounds
- Set in a Beautiful Rural Village
- Views over open countryside with Cheviot Hills Beyond.

DESCRIPTION

A former Primary School occupying grounds extending to approximately 0.326 ha (0.81 acre) set on the southern edge of Eccles Village.

The school dates to around the 1970's and is single storey with a flat roof.

PLANNING

The site is within the Eccles Development Boundary as defined in the Local Development Plan 2016 and the emerging Local Development Plan 2020. It wraps around an existing house which is understood to be in separate ownership. The section south of Kindevon extending to 1,550 sq m (0.383 acre) is zoned as key greenspace.

Access is off the unclassified public road linking between Eccles and Birgham.

The access is shared with Kindevon. There is a tarmacadam surface yard to the west of the

school and levelled area to the east bounded by mature woodland.

A new build house 'Oakview' has recently been developed on the site to the immediate east. The southern section of the site provides a paddock.

The roadside boundary is formed in low level brick walls with metal railings above. There are brick pillars to the main entrance.

AREAS

The site has been measured from an OS based mapping system to an approximate area.

Description	Acres	Hectares
Eccles Primary School	0.326	0.81

ACCOMMODATION

The layout currently comprises:

Entrance hall, classroom with scope to be divided into three separate areas, kitchen, staffroom with WC, two sets of boys and girls WC's, first aid room, WC, three storerooms and boiler cupboard.







LOCATION

The subjects are situated in Eccles approximately 6 miles from Kelso.

Eccles is a small village within the agricultural parish of Kelso. 'Eccles' is understood to have been derived from the Brittonic word which survives in Welsh 'eglwys' meaning church. The village is reputed to have been the location of a Christian enclave in the sixth century.

Facilities within the village include the Church of Scotland Kirk dating to 1774, Olivers Haulage and Storage Yard, Waddell Joiners Yard and 'Knots and Barley Carpentry and Joinery'.

Kelso is a traditional Market Town with a relatively affluent catchment area providing higher than average disposable income supporting a good range of independent traders.

It is situated in a central position within the Scottish Borders approximately forty miles south of Edinburgh, around eighteen miles east of Galashiels. According to the 2021 Mid-Year Population Estimate compiled by National Records of Scotland, Kelso has a population of 6,900, an increase of around 11.47% over that recorded at the 2001 Census (6,190).

Kelso is considered an important local employment and retail centre serving a wide rural hinterland. It is within an historic setting with a great many attractions within the town and surrounding area. The Town also benefits from a relatively strong tourism sector.

PLANNING

The site is within the Eccles Development Boundary as defined within the Local Development Plan 2016, and the emerging Local Development Plan 2020.

It is anticipated that principal demand is likely to be for demolition of the existing school building and residential re-development of the site.

The southern section of the house is zoned as 'Key Greenspace' which may prohibit development of this part of the site.

WHAT3WORDS///

centuries.frogs.torch

FLOOD RISK

The Scottish Environment Protection Agency Long Term Flood Risk Information Map determines that a small strip of the southernmost section of the site is at a 'High Risk' of River and Surface Water Flooding.

'High Risk' is defined as a 10% or greater chance of flooding each year.

VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

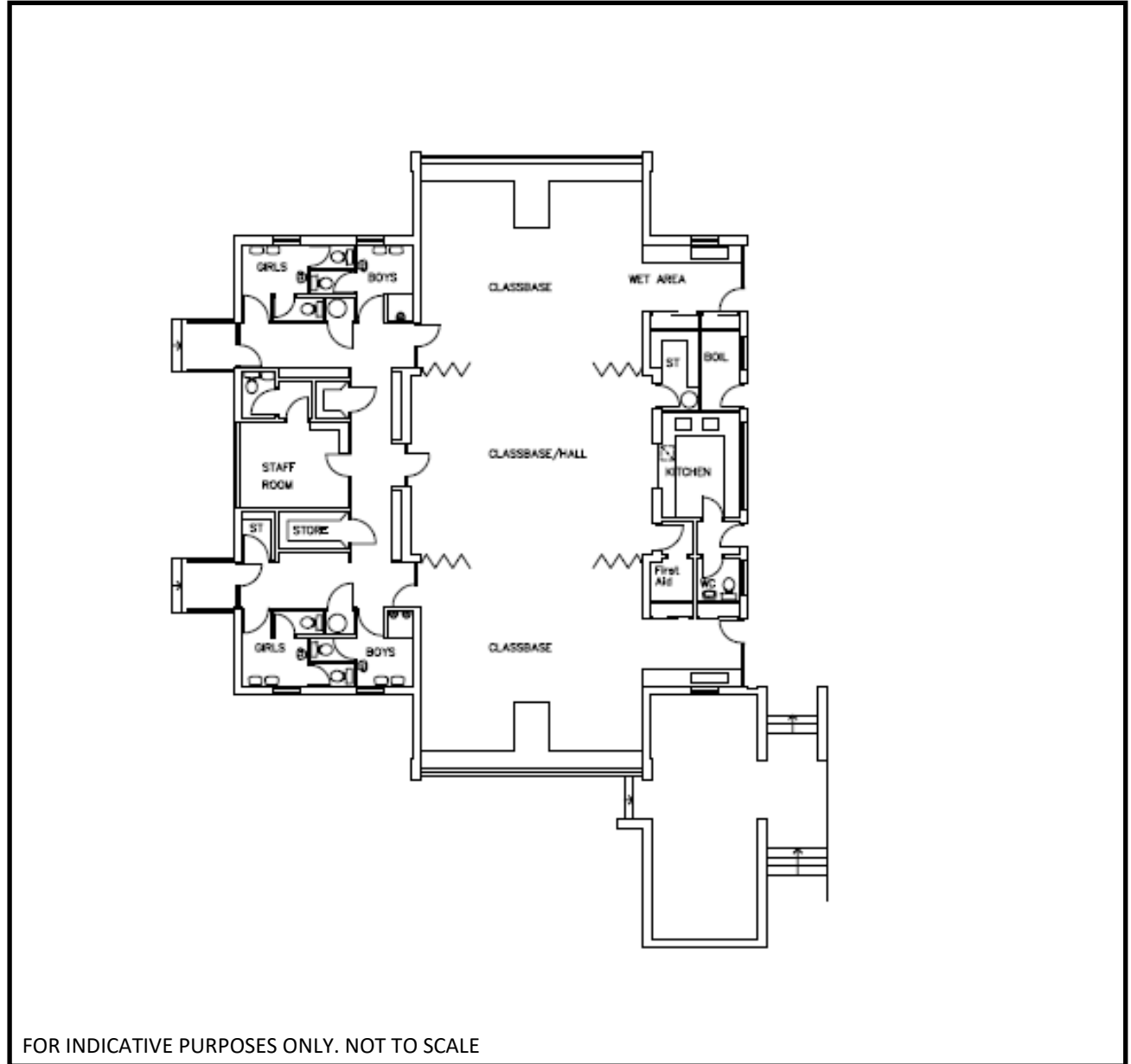
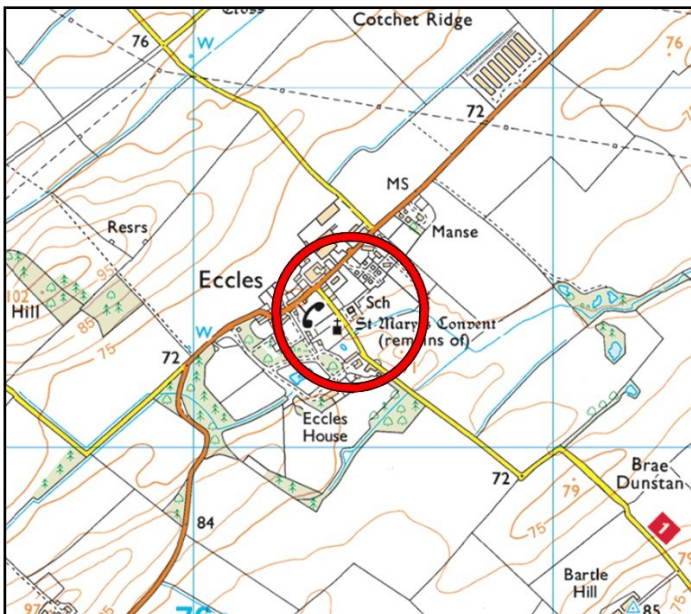
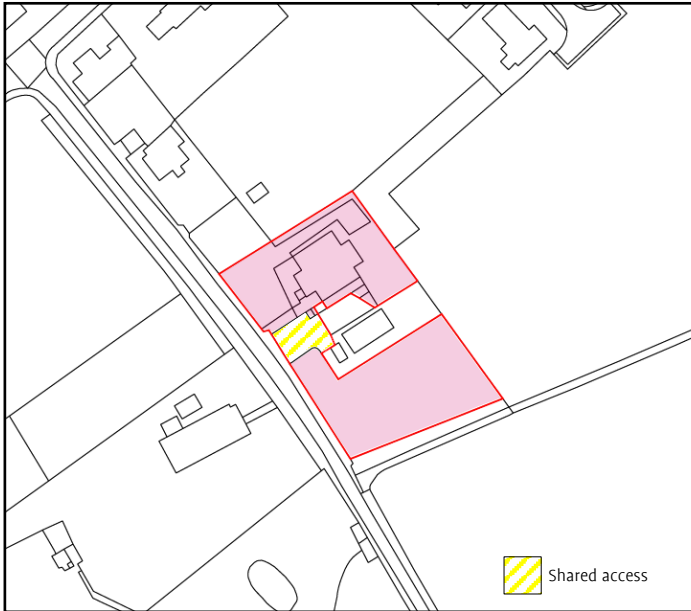
Fax. 01896 758883

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

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207). Registered office:28 St John's Street, Keswick, Cumbria, CA12 5AF



DEVELOPMENT OPPORTUNITY

Eccles Primary School, Kelso, TD5 7QS

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk