

Whinfield Mill, Station Haugh, Selkirk, TD7 5DT

Former Mill Complex with Associated Expansion Ground.

Site Area approximately 1.293 ha (3.20 acres)

Available in separate lots

Price • Offers with a plan of the area of interest invited.

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Thompson





Development Site

Whinfield Mill, Station Haugh, Selkirk. TD7 5DT

A former mill complex with associated expansion ground occupying a level regular shaped site of approximately 1.293 ha (3.20 acres) within the Riverside Business Park in Selkirk.

The land is zoned for Business and Industrial uses supporting uses within Class 4 (offices), Class 5 (General Industrial) and Class 6 (Storage and Distribution) as defined within the Town and Country (Use Classes) (Scotland) Order 1997. We would also consider scope for a range of sui-generis (site specific) uses, trade counter use and perhaps retail warehouse use subject to planning.

Available with vacant possession.

Price on Application - all enquiries invited



General Information

Whinfield Mill lies adjacent to Whinfield Road and Riverside Road within the border town of Selkirk, some 42 miles south of Edinburgh. It is situated towards the southern end of the towns Riverside industrial area where the majority of properties are used for production or storage. The area lies adjacent to Ettrick Water. 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 and nearby projects at Tweed Mills, Riverside Mills, Portland Buildings and Gibson Buildings at Ettrick Park.

Description

A relatively level regular shaped site extending to approximately 1.293 ha (3.20 acres) services with access from Riverside Road to the rear and Whinfield Road to the front. The traditional mill buildings and associated yard areas occupy the western end of the site. There is an undeveloped greenfield site of approximately 0.622 ha (1.54 acres) to the western end.

The mill complex comprises a mix of single and two storey sections with north lighting, including later additions predominantly over single storey. The original mill is believed to date approximately 1900 and originates as a typical spinning mill.



Accommodation

Internally the buildings are divided into separate sections/apartments which included the former white wool and coloured wool areas, blending department, shading area, spinning, storage, toilets, staff room and offices.

The principal building is formed in stone and brick with north light roofs supported on lightweight steel trusses clad in a mixture of slate and asbestos tile. Internally, floors are a combination of concrete and timber, walls are plastered and painted.

Areas

The accommodation extends to a gross internal area of approximately 3,550 sq m (38,245 sq ft) with varying eaves height ranging from 3 m (10 ft) to 4.5 m (15 ft).

We have assessed the overall site area from an OS based mapping system to approximately 1.293 ha (3.20 acres) or thereby. The paddock to the east extends to approximately 0.622 ha (1.54 acres) or there by.

Services

Mains water, electricity, gas, foul and surface water drainage connections are assumed to be available adjacent or close to the site.

Tenure

Presumed Absolute Ownership

Rateable Value

The property is currently assessed to a Rateable Value of £60,000 effective from 01-Apr-23.

Energy Performance Certificate

The property is being treated as a re-development opportunity. Accordingly, no Energy performance Certificate is currently available.

Planning Status

Planning Policy for this area is detailed within the Scottish Borders Local Development Plan 2016.

This area of Selkirk is zoned within the Local Development Plan for Business and Industrial uses supporting uses within Class 4 (offices), Class 5 (General Industrial) and Class 6 (Storage and Distribution) as defined within the Town and Country (Use Classes) (Scotland) Order 1997. We would also consider scope for a range of sui-generis (site specific) uses, trade counter use and perhaps retail warehouse use subject to planning.

Ground conditions

The purchaser/ developer will be responsible for any ground condition surveys.

Value Added Tax

Unless otherwise stated the prices quoted are exclusive of VAT. Any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

VIEWING

By appointment with the sole agents.

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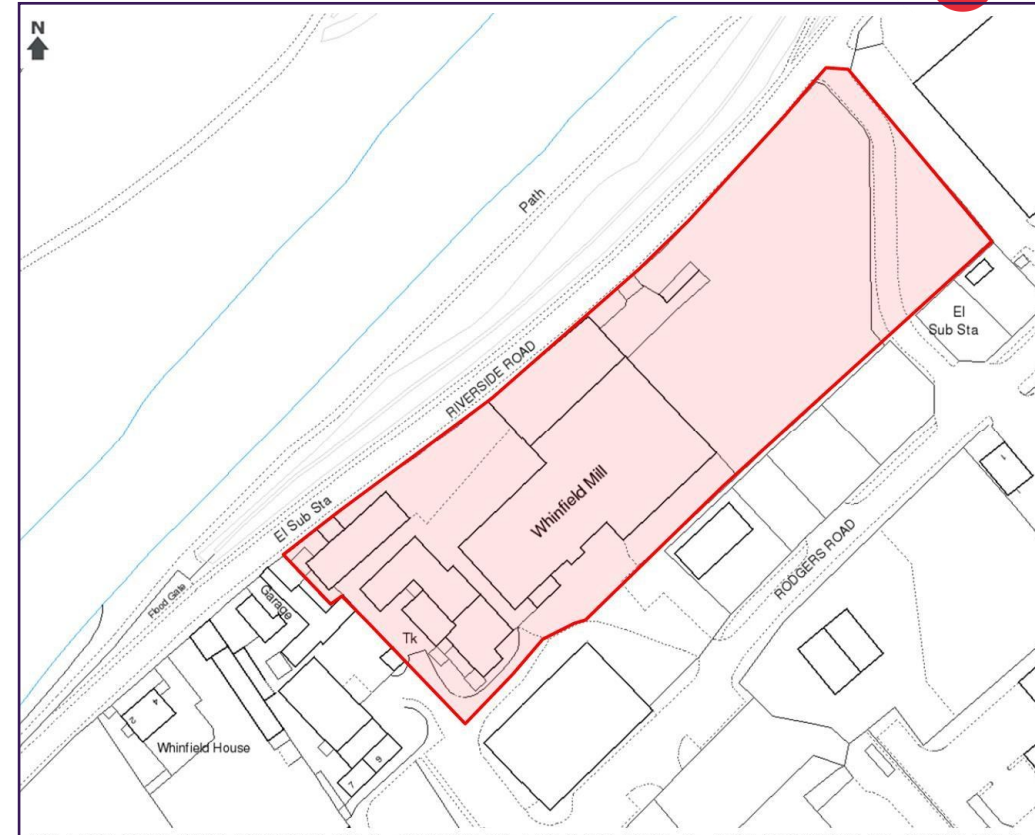
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