

EDGE OF TOWN RE-DEVELOPMENT OPPORTUNITY

Bristol Mill, Edinburgh Road, Galashiels, Selkirkshire TD1 2EX

Gross Internal Area c. 2,302.02 sq m (24,770 sq ft)

For Sale: offers over £125,000 are invited

Edwin
Thompson





BRIEF RESUME

- Prominent B Listed landmark Gateway Development Opportunity
- Particularly suited to over 55s or social housing development
- Opportunity for lift served apartments with communal facilities
- Excellent transport links including Borders Railway to Edinburgh
- Previous development proposals submitted
- Gross Internal Area 2,302.02 sq m (24,770 sq ft)

LOCATION

The property is prominently located on Edinburgh Road, Galashiels, forming a highly visible gateway site on the northern approach to the town.

Galashiels is the principal urban centre of the Scottish Borders, situated approximately 33 miles south of Edinburgh and 38 miles north of Carlisle. The town has experienced steady population growth, with the resident population increasing from around 12,600 at the 2011 Census to an estimated 13,200 in 2022. Within a 10-mile catchment radius, the population rises to approximately 47,000, underpinning a strong local market. The average household income within a two-mile radius is estimated at £36,200 (Source: CoStar).

Bristol Mill occupies a highly strategic position, fronting the A7/Edinburgh Road, one of the main arterial routes into Galashiels. The surrounding area is of mixed character, comprising established residential neighbourhoods alongside a diverse mix of light industrial, uses. The site a well-recognised and prominent local landmark.

Galashiels benefits from excellent connectivity and transport infrastructure. The town is served by the Borders Railway, with regular passenger services from Galashiels Station to Edinburgh Waverley, offering a typical journey time of approximately 55 minutes. Peak services running at 30-minute intervals. On weekdays, the first Edinburgh departure is at 05:45, with the last at 23:55, enhancing commuter accessibility. The A7 trunk road provides direct vehicular access north to Edinburgh and south through Hawick toward Carlisle, supporting strong regional linkages.

As the main administrative and commercial hub of the Borders region, Galashiels supports a diverse economic base, with a wide range of retail, leisure, education and employment facilities. The town centre features multiple national and independent retailers, cafés, services and civic amenities, while nearby business parks and industrial estates support a broad spectrum of local employers.

In recent years, Galashiels has attracted significant public and private investment, driving economic growth and urban regeneration. Key developments include:

- Gala Water Retail Park, enhancing the town's retail offer;
- Two new supermarkets to the east of the town centre;
- Major transport infrastructure improvements including the Galashiels Inner Relief Road;
- The reinstatement of the Borders Railway, reconnecting the Borders with central Scotland and boosting connectivity.

This combination of strategic location, strong transport connections, ongoing investment and an expanding local population positions Galashiels as an increasingly attractive centre for business, employment and residential growth.

SERVICES

All mains services are understood to be available. The purchaser will be responsible for making the appropriate enquiries to service the development.

DESCRIPTION

Bristol Mill presents a rare opportunity to deliver a distinctive, character-led residential scheme within one of the Scottish Borders' most recognisable historic mill buildings.

Forming part of the former Bristol Spinning Mill complex on Edinburgh Road, this Category B Listed property occupies a highly prominent gateway position on the northern approach to Galashiels. Originally constructed in 1885 by Roberts, Dobson & Company, the mill is one of the best surviving textile buildings in the town and represents an important part of the Borders' rich wool manufacturing heritage.

The principal mill building comprises a substantial three-storey and attic structure of whinstone rubble construction with sandstone ashlar and brick detailing. Its strong architectural rhythm, defined by regular segmental-headed windows and robust industrial proportions, offers excellent potential for conversion into high-quality residential accommodation. The generous floorplates, attractive ceiling heights and large window openings provide an ideal framework for creating bright, spacious apartments with retained period character.

Later additions, including early 20th-century extensions and former boiler and engine houses, provide further flexibility for complementary uses such as resident amenities, wellness facilities, communal lounges, workspace, or ancillary accommodation. The existing arrangement of interconnected blocks lends itself particularly well to a managed or lifestyle-focused residential concept.

Given Galashiels' growing population, improving connectivity to Edinburgh and strong regional catchment, the property is well suited to a high-quality later-living or over-55s apartment scheme or Social Housing.

The building's layout and scale allow for:

- Generously proportioned apartments with lift access
- Communal lounges and social spaces
- On-site management facilities
- Wellness, treatment or consulting rooms
- Landscaped courtyard or garden areas
- Secure parking provision

A sensitively designed later-living or quasi-residential model could capitalise on increasing demand for well-located, low-maintenance accommodation close to amenities and transport links. The site's accessible position on Edinburgh Road, combined with its landmark status, makes it particularly attractive for residents seeking independence within a managed environment.

The mill retains significant original features, including traditional masonry detailing, robust structural framing and characteristic industrial proportions. These elements provide a strong architectural foundation for a conversion that celebrates heritage while delivering modern, energy-efficient accommodation.

The former gate lodge (dated 1890), original boundary railings and the layered architectural evolution of the complex contribute to a strong sense of identity and arrival. Redevelopment offers the opportunity to create a distinctive residential address that blends historic character with contemporary design.

The site's prominent frontage to Edinburgh Road ensures excellent visibility and accessibility, while its edge-of-town setting provides a balance of connectivity and outlook. The surrounding mix of residential and commercial uses supports a sustainable, mixed-use environment suitable for a vibrant residential community.





PLANNING

The site is situated within the Galashiels Development Boundary as defined in the Scottish Borders Local Development Plan 2, which was adopted in August 2024.

The property is Category B Listed but lies outwith the Galashiels Conservation Area.

Planning consent was previously granted in 2011 for conversion of the building to student accommodation. In 2017, further applications were submitted for change of use and alterations to form 25 residential units together with associated works.

These comprised Planning Application Ref. No. 17/00930/FUL and Listed Building Consent Ref. No. 17/00935/LBC. Both applications were subsequently withdrawn.

Details of the previous proposals remain available to view on the Scottish Borders Council online planning portal under the above reference numbers.

AREAS

The property has been measured to the following approximate areas:

Description	sq m	sq ft
Gross Internal Area	2,302.02	24,770

E & oe Measurements taken using laser measure.

RATEABLE VALUE

The current Rateable Value effective from 01-April-2023 is £33,750.

EPC

Not applicable

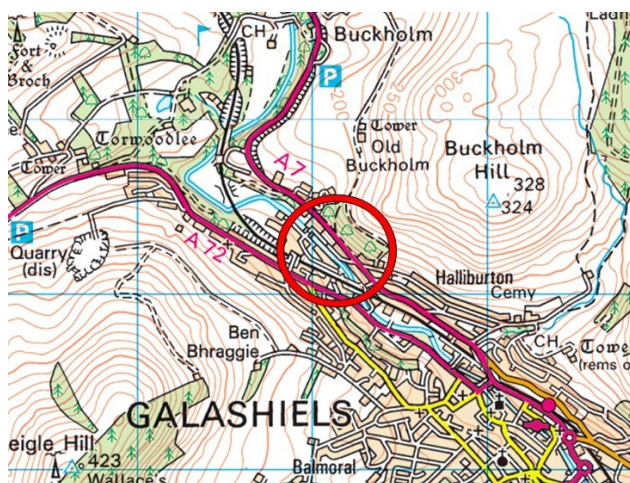
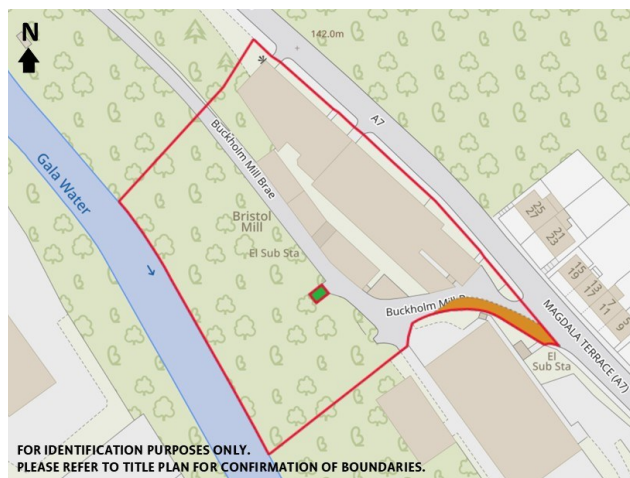
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

VALUE ADDED TAX

Unless otherwise stated the prices quoted are exclusive of VAT.

Any intending tenants must satisfy themselves independently as to the instances of VAT in respect of any transaction.



VIEWING

By appointment with the sole agents.

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

Tel. 01896 751300

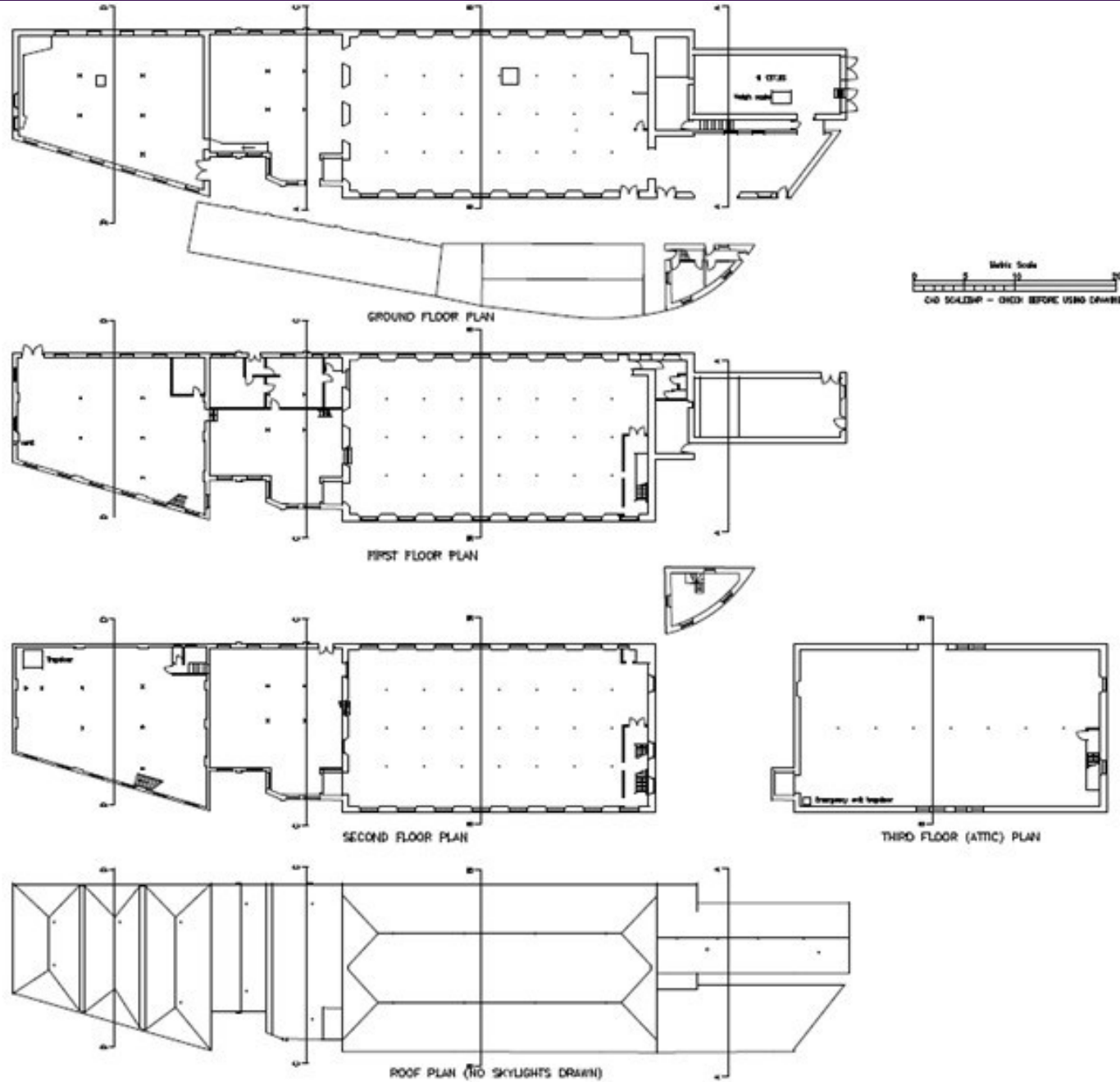
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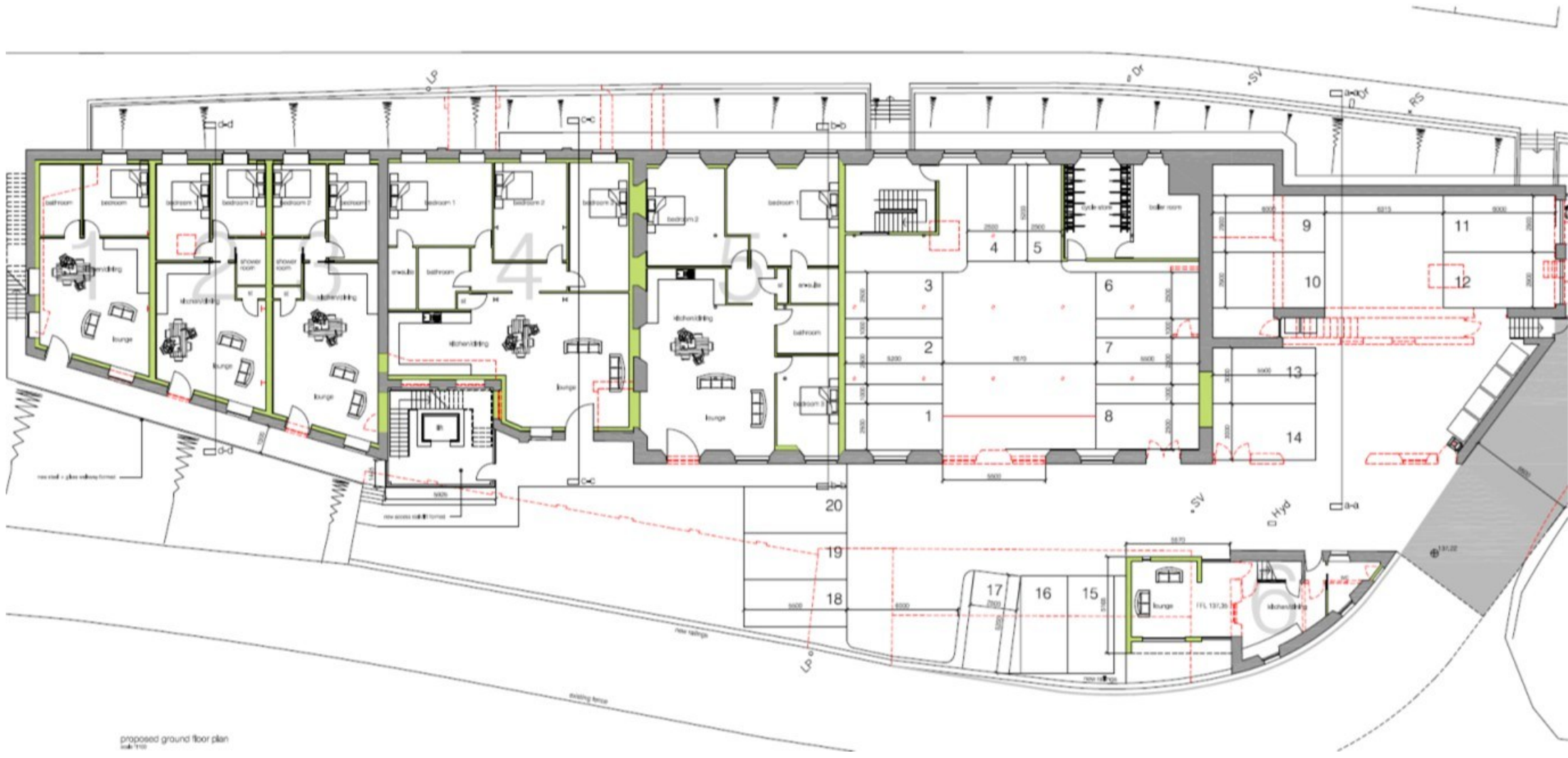
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