

# DM HALL

For Sale

Amenity Housing/  
Development  
Opportunity



1-11 Richmond Row  
Jedburgh  
TD8 6ET

492 SQ M  
5,296 SQ FT

# Property Details

- Excellent development opportunity
- May be suitable for alternative uses, subject to obtaining the necessary planning consent.
- Eight-person lift
- Potential to increase accommodation
- 11 flats providing a mix of one-bedroom, two-bedroom and studio accommodation

## LOCATION:

The subjects occupy a prominent riverside position on Richmond Row within the town of Jedburgh in the Scottish Borders. The property lies adjacent to the Jed Water and close to Canongate Bridge, with Jedburgh town centre amenities, including shops, services and public transport links, available in close proximity.

Jedburgh is a well-regarded market town approximately 10 miles north of the English border and benefits from convenient access to the A68 trunk road, providing onward connections to the wider Borders region and to Edinburgh, Newcastle and the Central Belt.

The local area offers a range of leisure and outdoor pursuits, with the surrounding countryside, walking routes and visitor attractions all nearby.



## DESCRIPTION:

The subjects are located on Richmond Row, Jedburgh, adjacent to the Jed Water and in close proximity to Canongate Bridge.

We understand the property was originally constructed as purpose-built flats circa 1977 and was subsequently redeveloped by Scottish Borders Council around 1998 to provide sheltered housing before transferring to Scottish Borders Housing Association in 2003 and more recently used as amenity housing. The accommodation comprises a two-bedroom caretaker's flat with its own dedicated entrance, together with a further ten units arranged within the main building.

Access to the principal accommodation is via a communal entrance, with both stair and lift access (eight-person capacity) serving the upper floors. The building benefits from a number of shared facilities, including a residents' seating/lounge area with ancillary kitchen provision, as well as a large cleaning and laundry room.

The remaining residential units comprise a mix of studio apartments and one-bedroom flats, providing a flexible layout suited to a range of occupier requirements. The design and configuration of the building, together with the communal amenities, reflect its former use as sheltered accommodation; however, the subjects may offer potential for alternative residential or redevelopment opportunities, subject to the necessary planning consents.

Overall, the property represents a substantial residential block in a prominent riverside setting, with scope to enhance or reconfigure the existing accommodation depending on a purchaser's requirements.



# Property Details

## PLANNING

We understand that the property benefits from Class 8 planning consent. Interested parties should satisfy themselves as to the planning position by undertaking their own enquiries with the relevant planning authority.

## CONSERVATION AREA

We understand the subjects are situated within the Jedburgh (CA612) Conservation area. Further details can be found at <https://hesportal.maps.arcgis.com/apps/instant/sidebar/index.html?appid=2059ed04c56b402e8b5197c661bec594>

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross internal basis and is as follows:

Flat Number	Bedrooms	GIA (sq m)	GIA (sq ft)
1	2	70	754
2	Studio	36	388
3	Studio	38	409
4	1	53	570
5	1	43	463
6	Studio	36	388
7	Studio	38	409
8	Studio	36	388
9	Studio	38	409
10	1	53	570
11	1	51	549
<b>TOTAL</b>		<b>492</b>	<b>5,296</b>

## SERVICES:

The property benefits from mains gas, water and drainage. Each flat is separately metered for electricity and gas, and each has its own boiler.

## SALE TERMS:

Our client is seeking offer over £225,000 (Excl of VAT) for the outright purchase of their heritable interest.

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for each of the subjects is available upon request.

## COUNCIL TAX BANDS

According to the local authority, Flat 1 is in Council Tax Band B, and Flats 2–11 are in Council Tax Band A

## PROPOSAL:

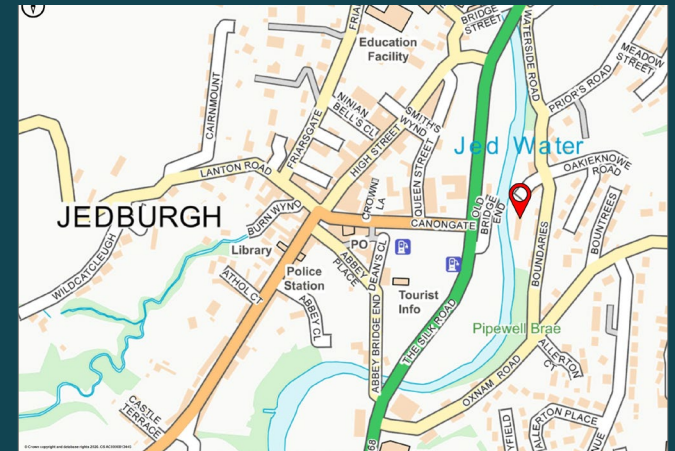
Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

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

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.



## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

## Make an enquiry

Harry Pattullo MRICS

Ian Davidson MRICS

**DM Hall Commercial**  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

[centralagency@dmhall.co.uk](mailto:centralagency@dmhall.co.uk)



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