

DM HALL

For Sale

Commercial Yard/
Development site

Ettrick Mill and
Associated Land,
Level Crossing
Road, Selkirk,
TD7 5ED



1.47 Acres
0.59 Ha

Property Details

- Large industrial site suitable for a range of uses subject to the necessary consents
- Located in prominent borders industrial estate
- Zoned for high amenity business use
- Offers Invited

LOCATION:

Ettrick Mill and the associated land occupy a prominent position on Level Crossing Road, Selkirk, within the Scottish Borders. The site is located close to Selkirk town centre and benefits from good accessibility to local amenities, services and public transport links.

The surrounding area comprises a mix of commercial premises and established employment uses, with neighbouring occupiers including light industrial, storage and local business operations. The location sits within a well-established part of Selkirk, supporting both commercial activity and redevelopment potential.

Selkirk is strategically positioned within the Scottish Borders, approximately 6 miles southwest of Galashiels and 40 miles south of Edinburgh. The town benefits from access to the regional road network, with the A7 providing direct north south connectivity to Galashiels and Hawick with onward links to Edinburgh and Carlisle

DESCRIPTION:

The subjects comprise a site extending to approximately 1.47 Acres (0.59 Ha), primarily covered with hardcore surfacing with a section of the site supporting mature trees and vegetation. The site also contains an unoccupied Grade A listed former mill.

The site borders Dunsdalehaugh and Level Crossing Road and benefits from a prominent position within the North Riverside estate.



Property Details

SITE AREA:

We have measured the Approximate site area using an OS mapping system:

Site	Acres	Hectares
Ground	1.47	0.59

SERVICES:

We understand that the sites services are currently disconnected.

SALE TERMS:

Our client is inviting offers for the outright purchase of their heritable interest (Scottish equivalent of freehold).

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association, the subjects are noted to have a Rateable Value of £100.

Further information can be found by accessing the Scottish Assessors Association website, using the reference number 2177/56305.

PROPOSAL:

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

Offers should include:

- The identity of the purchaser
- Price offered
- Clear details of any conditions attached to offer
- Indicative plans with proposed uses and statement on design and finishes proposed
- Proposed timescale for conclusion of missives, completion and payment
- Proposed timescales for completion of development

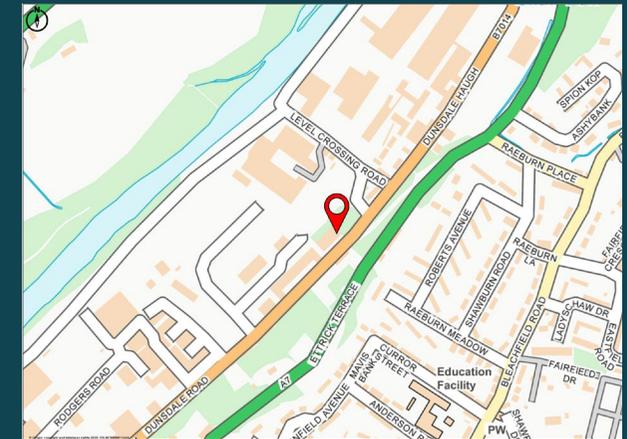
LEGAL COSTS:

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

DM HALL



Regulated by
RICS



VIEWING

The site can be viewed at anytime without appointment, however access to the mill building is not permitted due to its current condition.

VAT:

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

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Harry Pattullo MRICS

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