

DM HALL

To Let / For Sale

Yard / Development
Opportunity

Hunters Yard,
Station Road,
Gordon
TD3 6LR



0.27 Hectares
(0.67 Acres)

- 0.67 Acre (0.27 Ha) Site
- Attractive town centre location
- Commuting distance to Edinburgh
- Recently lapsed planning consent for development of a two-storey office building plus 4 detached family homes
- Potential to reinstate a warehouse facility on the site
- Offers in excess of £140,000 are invited
- The subjects are available to lease at a rent of £12,000 per annum for a period to be agreed

LOCATION

Gordon is an established Borders village with a range of local amenities, including a village shop, church and public house, together with a primary school and nursery.

The village falls within the catchment area for Earlston High School, providing access to secondary education for the area. The nearby towns of Earlston and Kelso offer a wider selection of retail, leisure and professional services.

The nearest railway station can be found at Tweedbank (approximately 13 miles distant) and provides direct connectivity to Edinburgh Waverley.

The subjects are located on Station Road, close to its junction with Main Street and Eden Road. Nearby occupiers include The Gordon Arms Bar & Kitchen, St Michael's Kirk and Gordon Primary School.



DESCRIPTION

The subjects comprise a broadly level site upon which the concrete frame of a former warehouse building remains. It is understood that the site has been previously connected to mains water and electricity supplies that could be reinstated.

The site has a planning consent 22/00342/FUL that lapsed in February 2026 for the development of a two-storey office building plus 4 detached family homes.

SITE AREA

The site area measures approximately 0.27 Ha (0.67 Acre).

The former warehouse measures approximately 5,323 sq ft (494 sq m).

SALE TERMS

Offers in excess of £140,000 are invited for the benefit of our client's heritable interest in the subjects.



LEASE TERMS

The subjects are available to lease at a rent of £12,000 per annum for a period to be agreed.

EPC

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

LEGAL COSTS

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

VAT

Not applicable. We have been advised that VAT is not payable.

NON-DOMESTIC RATES

Rates Payable: We understand the subjects have a rateable value of £11,700 and as such may be eligible for up to 100% rates relief. Further information can be obtained from the Scottish Assessors Association Website www.saa.gov.uk

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

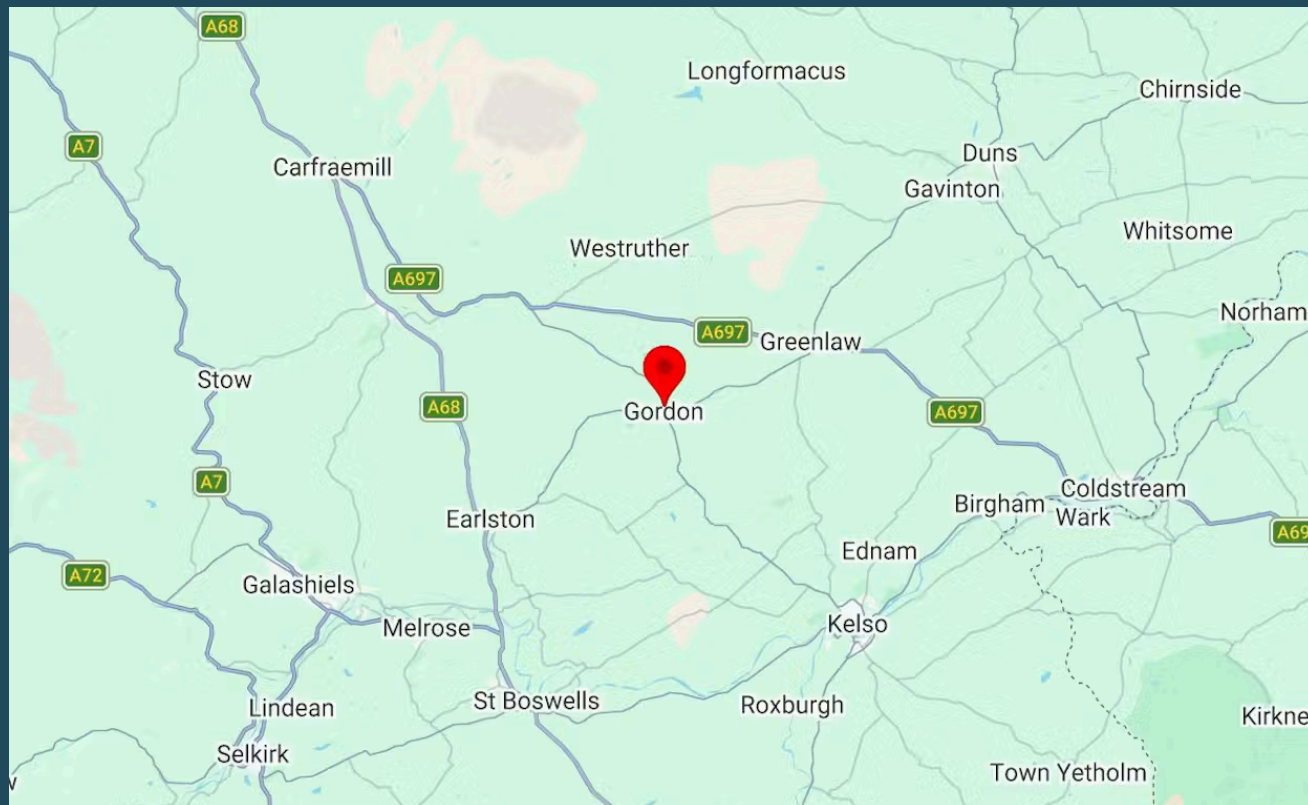
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DM HALL



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RICS



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