

## **Local Review Body – Slater’s Yard Off Charlesfield Road, St.Boswells**

### **Hearing Statement on behalf of Forward Planning, Scottish Borders Council**

**Planning Application No.:** 21/00244/FUL  
**Local Review Body No:** 21/00016/RREF  
**Applicant:** AB Wright Engineering Ltd  
**Agent:** Murray Land & Buildings  
**Proposal:** Erection of agricultural machinery dealership premises incorporating workshop, show space, office and associated works  
**Location:** Slater’s Yard, Off Charlesfield Road, St Boswells

#### **1. Purpose of Hearing Statement**

The Forward Planning team have been requested to prepare this Hearing Statement with regards to the planning application no. 21/00244/FUL and Local Review Body (LRB) no. 21/00016/RREF. This case was continued from the LRB meeting on 13<sup>th</sup> September 2021. The Forward Planning team have been asked to state available business / industrial land within the Charlesfield Industrial Estate area.

#### **2. Policy Background**

Scottish Planning Policy (SPP) sets out the Scottish Government’s planning policies in relation to economic development. SPP requires local authorities to allocate sites appropriate for a range of business sectors and business sizes in the plan area. The Local Development Plan (LDP) provides this, identifying land across the Scottish Borders. Allocating such sites as part of the LDP is a lengthy process involving the identification of the most appropriate sites having undertaken detailed consultation with a range of bodies and the public. Importantly, the Council’s Economic Development team feed into this process in terms of considering available land, land take-up and where new allocations need to be sought.

In essence the LDP process ensures land is specifically allocated across the region for a wide range of business and industrial uses. This is in order to try to ensure business and industrial development does not take place in an uncoordinated piecemeal fashion throughout the rural countryside within inappropriate locations. LDP Policies ED2 and ED7 refer to these points and these are referred to in the Planning Case Officer’s report. The LDP process and ultimate Plan adoption, which includes all allocated sites and planning policies, is ultimately signed off by Scottish Ministers. Over the years the allocated business and industrial site at Charlesfield has proved to be an area which has successfully accommodated many businesses and continues to do so.

#### **3. Purpose of Employment Land Audit**

In order to comply with the national and local policy requirements and help guide the LDP, the Forward Planning team carries out an annual Employment Land Audit (ELA). The ELA is a key survey in helping give an up to date position across the Region in terms of business and industrial land provision. It monitors the supply, take-up and status of business and industrial land within the Scottish Borders, in accordance with SPP. The monitoring process allows the LDP process the opportunity to allocate land where a shortfall is identified. It is

also a useful resource to assist those who are seeking to identify sites for a new business or relocation of an existing business.

Businesses have a variety of size and quality requirements, so the Audit assesses the range and choice of the sites which make up the supply and also identifies the availability and constraints of sites.

The Audit is managed through a database which holds detailed information on each site. This includes a unique reference number; site area; site type; planning status; tenure; availability; constraints and site servicing information. Much of this data is presented in an appendix along with a map of each site, the methodology and a glossary.

The established employment (business and industrial) land supply is the total area of:

- Employment use sites (including safeguarded business and industrial land) which were available at the time of the audit surveys
- Mixed use or redevelopment sites with potential to be developed for business and industrial use which were available at the time of the audit surveys

In identifying sites within the ELA the following definitions are considered:

#### *Availability*

The ELA categorises sites into the following:

- Immediate: These sites are serviced (fully or partially) and have no constraints that would prevent the site being developed immediately.
- 1-5 years: These sites can be (fully/partially or not serviced) but have minor constraints which prevent immediate development OR the site has no constraints but is not serviced.
- Beyond 5 years: Land that has no extant planning permission, is partially or not serviced, has a major constraint and is unlikely to be developed within 5 years.
- Under Construction: Sites where development has commenced but has not yet been completed.
- Taken Up: Sites where development has been completed. For clarity and consistency, sites are classed as being complete when the Completion Certificate has been issued.

#### *Constraints*

The availability of sites takes account of constraints which include, for example, ownership, contamination issues, infrastructure needs, marketability of sites and any physical constraints. The Council's Economic Development team contribute their knowledge to the categorisation of sites in this respect.

The ELA only considers vacant sites, not vacant premises and their site curtilages. The reason for this is that the occupancy of buildings can change on a regular basis and it is not always clear of the circumstances and availability of the premises. For example, although there may appear to be no party operating from some premises it may transpire the building is being renovated, temporarily vacant or there does not appear to be any evidence of proposals to sell or lease it. The ELA is not a marketing tool in that it does not provide specific sales information such as costs of rents and purchases, names of owners / agents, contact details, etc. However, the availability of premises on the market for sale/lease can be found on a number of websites including, for example, Rightmove, Edwin Thompson, Novaloca, OnTheMarket. Consequently there are other potential opportunities for relocating or setting up a business within business and industrial allocations outwith available sites identified within the ELA.

Reference to the above are expanded upon within this Statement.

#### 4. Availability of Land

A number of factors may come into play when considering the availability of land for purchase. The appellants have made reference to this in their LRB submission and the following paragraphs make reference to relevant procedures and matters to be considered as well as responding to the appellants comments:

##### *Procedure for Identifying a Potential Site*

In the first instance it is always advised that any party wishing to set up a new business or to relocate should contact the Council at an early stage in order to discuss potential sites to ascertain any issues to be addressed. The ELA is a key document in helping find potential sites. This procedure proves successful in working together to help and identify suitable sites which satisfies all parties. This is the advised and preferable practice as opposed to purchasing a piece of land and then seeking consent for proposals which may raise a number of major issues. The Council's Economic Development team would take a lead on this. In this instance there are no records of the applicants having contacted the Council to discuss potential sites prior to contacting Development Management to arrange a site meeting to discuss the site in question. A number of issues were subsequently raised and the appellants were advised that the site proposals did not comply with planning policy, although it is understood the appellants proceeded to purchase the site. As stated in the Planning Case Officer's report little information was submitted at the planning application stage confirming why alternative sites were not able to be pursued. This would have been helpful and expected as part of the application submission in order to confirm why the site purchased was the only available option.

##### *Availability - General*

It is contended that there is a considerable amount of available business and industrial land at Charlesfield (see Appendix 3). It is however acknowledged the definition and interpretation of immediately available land can be subjective, and it is understood why the amount stated at the planning application stage, 11.5ha taken from the 2019 Audit, could be challenged. Some of the land could be argued to be incorporated within the 1 to 5 year period.

Having checked the history of the categorisation of sites, up until 2013 sites in Charlesfield within the allocation zEL19 were categorised as being available between 1 to 5 years. However, in 2014 the Council's Economic Development team advised that given the planning application for the anaerobic digestion plant had been approved and a related application had been submitted for the access road which opened up land in the vicinity, the categorisation should be changed to being immediately available. Consequently that categorisation has continued within subsequent audits and this remains the case.

However, whether land is categorised to be immediately available or will be available at some point after that, critically if there is a genuine interest in developing land, parties, including the Council when contacted, can come together to discuss steps in order that sites can hopefully be made available and developed sooner than perhaps anticipated. The Council is unsure how long the appellants have been seeking a new site, but often it must be accepted that choosing a site can take a period of time involving detailed consideration of a range of sites and issues with help and input from other parties. The Council is always eager to get involved in helping identify an appropriate site for any party in the normal manner. This may involve discussions with relevant bodies, including the South of Scotland Enterprise (SOSE), to acquire land and develop it. Just because land may not be immediately available does not mean that circumstances cannot be changed and sites can be released and developed. Many other allocations in the LDP are in other uses /

ownerships at present, housing allocations for example, but that does not mean if an interested party comes forward they can become a priority to be developed. It should also be noted that whilst there may be costs involved in setting up necessary infrastructure in Charlesfield to service the site, which is common practice for many industrial sites, the site subject to this appeal also requires work to be carried out to install necessary services into the site.

Recent planning applications have been submitted and approved for new developments at Charlesfield. This confirms that if there is an interest in developing land at this location for business and industrial purposes it can be achieved. Appendix 1 lists some such applications within the last 5 years at Charlesfield and Appendix 2 identifies their locations. It should be noted this does not include cases where a business has set up in existing premises or a site where a change of use consent is not required as this would not be subject to planning consent. Whilst many of the applications referred to are for proposals within existing sites, it confirms Charlesfield is not dormant and particular attention should be drawn to the anaerobic digestion plant site on the site plan in Appendix 2 (it is not on the Appendix 1 list as it was approved in 2014) and the current application for the distillery (Planning Application No. 21/00851/FUL. These proposals confirm that new business ventures can and are being set up with appropriate liaison with relevant parties.

On a point of clarity, contrary to the appellant's statement to the LRB, it should be noted that it is the duty of the LDP to identify and allocate business and industrial land, it is not the duty of the LDP to ensure delivery of allocated sites. The Council's Economic Development team / SOSE can help enable this process.

#### *Cost of Developing a Site*

It is appreciated that the cost of development is a key consideration for any party in deciding where to set up their business. Obviously the Council would not be party to any discussions or deals between the land owner and the appellant and perhaps the site has been purchased at a lower price than land at Charlesfield or anywhere else which may have been considered in the vicinity. However, if this is the case, and perhaps it isn't, in general little weight should be given to this otherwise sites may be approved on inappropriate and potentially sensitive pockets of land throughout the Scottish Borders countryside which landowners are agreeable to dispose of at a relatively low cost as opposed to locating them within specifically allocated sites.

#### *Market Failure*

The appellants make reference to para 1.1 in Policy ED1 – Protection of Business and Industrial Land of the LDP with reference to market failure. It appears their suggestion is the Council confirms there is widespread market failure. That is not the case. Para 1.1 states "The policy recognises the financial difficulty in bringing forward new business and industrial land in a rural area such as the Borders where, in the provision of business premises, there is a market failure situation". However, the statement is fair and merely recognises this can be an issue, it is not saying it is prevalent across the region.

#### *Submission of applications*

On a minor point in the LRB statement the appellants state in essence that the submission of planning applications and building warrants are factors which delay development and this isn't taken account of when considering time factors for setting up businesses. All developments such as the proposal subject to this appeal require application submissions. However, clearly planning applications are much more likely to be supported, and indeed dealt with more timeously, if an applicant has worked with the Council and taken on board any pre-application advice, at an early stage in order to address relevant issues so that when a proposal is submitted there are no insurmountable problems nor are they subject to a subsequent appeal process.

### 5. Charlesfield – Available Land

It should be noted that the response by the Forward Planning team dated 22<sup>nd</sup> February 2021 to the planning application (21/00244/FUL) was based on the 2019 ELA. Since then Officers have completed the site surveys to feed into the 2021 ELA which is currently being prepared. Consequently this section and Appendix 3 is a more recent update.

Appendix 3 confirms that in total there is some 14.8 ha of available land within the Charlesfield Industrial Estate. 10.7 ha of this is categorised as being immediately available and 4.1 ha is categorised as being available within 1 to 5 years. The definition of these categories is stated earlier in the Statement and it is appreciated this can be subjective and in some cases marginal. The comments of the appellants as part of the LRB appeal are noted in this regard. However, as also stated in this Statement in order to find appropriate sites other parties should be involved at the outset in order to consider options and seek ways to unlock any constraints in order to help the delivery of development.

### 6. Other Available sites within the Central Borders

It is noted that the appellants wish to relocate the whole business but stay within the vicinity of Charlesfield although it is unclear exactly why relocating to another site in the Central Borders would not be practical or possible from a business point of view. It is noted reference is made to the potential loss of the existing customer base. It is assumed if any business relocates its customer base would follow unless it was, for example, to a completely different part of the region which is appreciated.

For the purpose of this case it is therefore not considered unreasonable to at least draw attention to other potential sites within the wider central Borders area, ignoring available sites in locations such as Berwickshire and Tweeddale. Consequently Appendix 3 identifies potential available land in the Central Borders as taken from the ELA.

It is unclear exactly the size of site the appellants are seeking. It is understood the land purchased at the former Slater's Yard is some 0.7ha and initial thoughts may be that is the area of land they are seeking which may rule out a number of options for potential smaller sites. However, the site plan submitted as part of the application incorporates a fairly large area of green / open space on the western boundary and a considerable forecourt area around the building and on the perimeter of the site. Consequently it would appear the actual site area required would be much less than 0.7ha, although at present this figure is unknown to the Forward Planning team. In essence this means that sites less than 0.7ha should not be automatically dismissed from any search of options.

As stated earlier in this Statement there are also websites such as Rightmove, Novaloca, OnTheMarket and Edwin Thompson which identify a wide range of business premises and land available for purchase and rent. Currently available sites within the Central Border area are identified in Appendix 4 and it should be noted these are a snapshot in time. The range of options will change periodically and there will have been changes to what is available on the market both before and after the appellants purchased the site subject to this appeal.

It is appreciated of course that the sites identified within Appendices 3 and 4 may not be suitable for the needs of the appellants for a range of reasons. For example, some listed are under offer (though not concluded), some are for rent (though purchasing some may be a possibility), others too small, etc. However, the appendices do confirm that options are there and new options become available periodically.

As stated earlier identifying potential sites can take time with input and help from other parties. A number of potential sites have been tabled and it is not considered that this Statement and the LRB process is the best vehicle for fully investigating all these proposals

and fully exhausting them and obtaining a definitive position. It may be difficult to agree without more detailed consideration that absolutely all the options identified within the Appendices are unsuitable and are categorically non-starters to the appellants.

### 7. Process for decision making

In considering this application and with reference to considering available business and industrial land the following procedural matters should be noted and be split into 2 main parts as follows:

#### *Stage 1*

As stated previously any party wishing to set up or relocate should contact the Council at an early stage to consider options. Other parties can then become involved, for example, internal consultees, SOSE / Business Gateway, contact with landowners etc. Site options would be considered, including details from the ELA, web page particulars of available land and premises, etc. This process would take time but it would be hoped some potential options could be considered.

It is contended that if it is agreed that there are no alternative options for a site and that all options have been fully exhausted, which the Forward Planning team is not convinced is the case at this stage, only then should the second stage be considered

#### *Stage 2*

Following any such agreement that there are no suitable alternative sites for the proposal, the development management process should determine the suitability or otherwise of the site in question. It should not mean that if it is agreed there are no alternative sites then the planning application proposal should be a fait accompli. No weight should be given to the fact the site has already been acquired and all proposals must be tested under other well-established LDP policies in order to ensure the fundamental test of SPP is applied in that any proposal is the right development in the right place.

Whilst the Council is always keen to support businesses set up and relocation wherever possible, and it is obviously appreciated the appellants require to relocate to a single site, in some instances regrettably it is the case that some sites and the proposed developments on them cannot be supported.

### 8. Conclusion

In conclusion the following simple summary points are made :

- It is considered there are a number of available business and industrial site options within Charlesfield and the central Borders.
- It is acknowledged the identification of potential sites can involve challenges in some cases, but these can be overcome with help from other parties
- The Council remains keen to identify and help with the implementation of any potential development sites and encourages this approach
- Options should be fully considered and exhausted prior to considering proposals for sites outwith specifically allocated sites

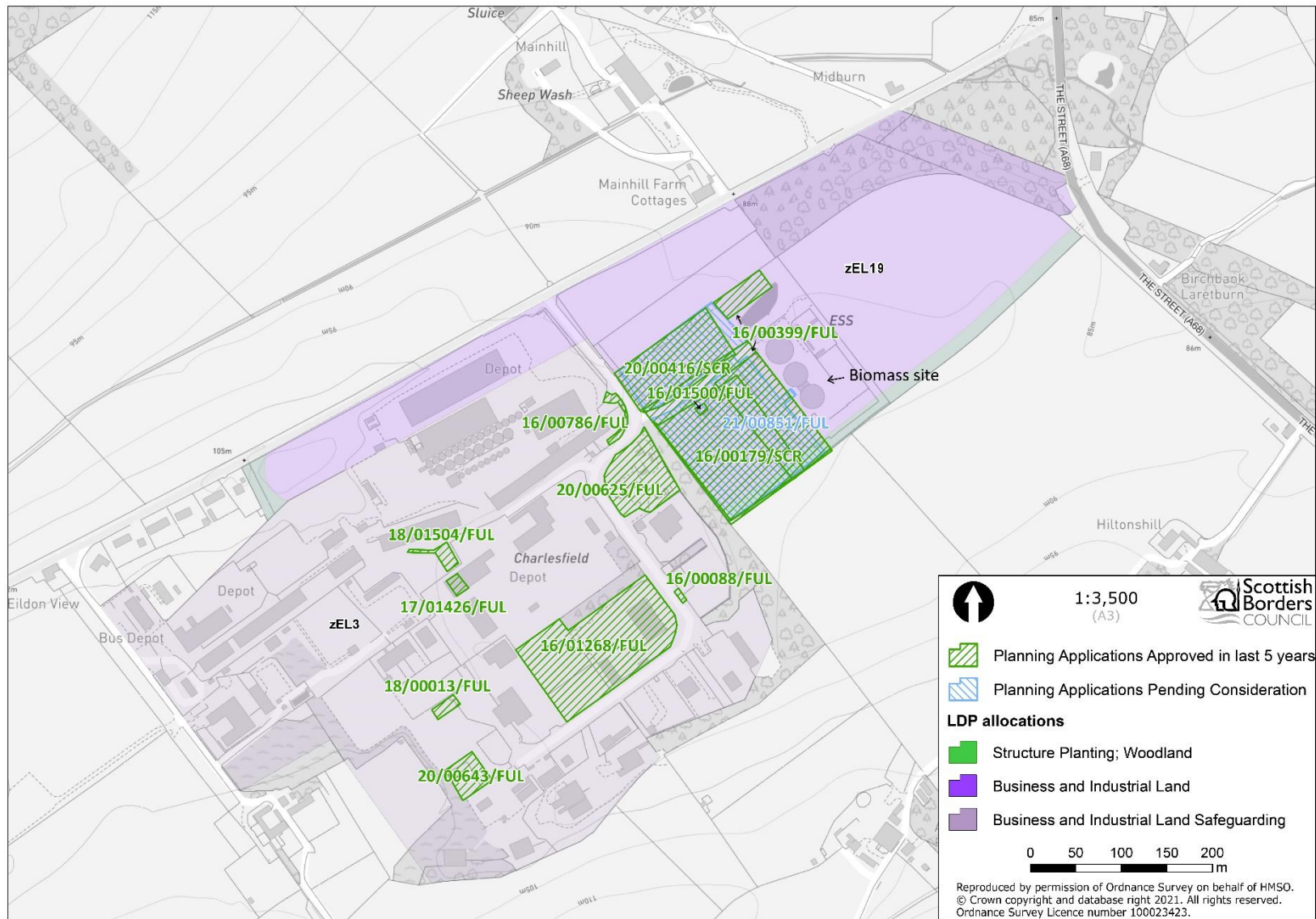
Appendix 1 – Planning consent within Charlesfield Industrial Estate within the last 5 years

Reference	Address	Proposal	Decision	Decision date	Applicant	Owner
21/00851/FUL	Land North East Of G A White Motors Charlesfield Industrial Estate St Boswells Scottish Borders	Erection of a grain distillery, storage warehouse, associated tank farms, car parking, landscaping and wastewater treatment.	Pending consideration		Jackson Distillers Ltd	St. Boswells Biogas Ltd
20/00643/FUL	Land South West Of Borthwick & Son Workshop Charlesfield Industrial Estate St Boswells Scottish Borders	Change of use to concrete materials distribution yard and erection of silo, boundary fence and gates and siting of cabin for office use	APPROVED – conditions and informatives	28.07.2020	Border Mix Ltd	Mr J Borthwick
20/00625/FUL	Batching Plant Charlesfield Industrial Estate St Boswells Scottish Borders	Erection of structure for the storage of salt	APPROVED – conditions and informatives	17.07.2020	BEAR Scotland Ltd	Mr Gavin Mennie
20/00416/SCR	Land North East Of G A White Motors Charlesfield Industrial Estate St Boswells Scottish Borders	Creation of distillery	Screening Opinion Issued	25.05.2020	Jackson Distillers Ltd	Ownership details not specified.
18/01504/FUL	Unit 20 Charlesfield Industrial Estate St Boswells Scottish Borders	Erection of storage building	APPROVED – conditions and informatives	04.12.2018	Sharp Polymer Solutions Ltd	Sharp Polymer Solutions Ltd
18/00013/FUL	Workshop Borthwick And Son Charlesfield Industrial Estate St Boswells Scottish Borders	Erection of industrial building	APPROVED – conditions and informatives	08.02.2018	Mr Jock Borthwick	Mr Jock Borthwick
17/01426/FUL	Robertson Timber Charlesfield Industrial Estate St Boswells Scottish Borders	Extension to existing workshop	APPROVED – conditions and informatives	23.11.2017	Robertson Timber	Robertson Timber

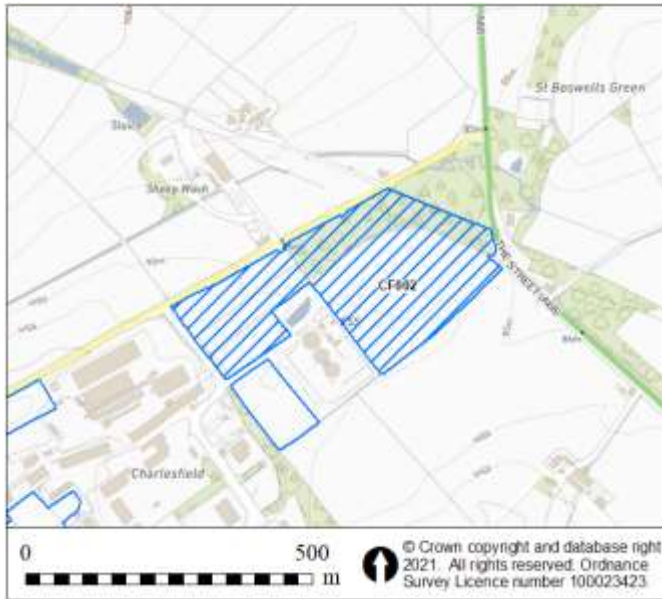
16/01500/FUL	Land East Of Unit 1 Mowers Charlesfield Industrial Estate St Boswells Scottish Borders	Construction of water supply borehole with associated pump housing (retrospective)	APPROVED – conditions and informatives	31.01.2017	Charlesfield First LLP	Charlesfield First LLP
16/01268/FUL	G Marshall Ltd Charlesfield Industrial Estate St Boswells Scottish Borders	Erection of storage building	APPROVED – conditions and informatives	02.02.2017	G Marshall Ltd	G Marshall Ltd
16/00786/FUL	Land Adjacent To St Boswells Mowers Charlesfield Industrial Estate St Boswells Scottish Borders	Change of use of road verge to incorporate into yard	APPROVED – subject to conditions	23.09.2016	St Boswells Mowers	Scottish Borders Council
16/00399/FUL	Land East Of Unit 1 Mowers Charlesfield Industrial Estate St Boswells Scottish Borders	Construction of silage clamp and amenity bund	APPROVED – conditions and informatives	27.06.2016	Charlesfield First LLP	Mr Phil Davies
16/00088/FUL	Land South East Of G A White Motors Charlesfield Industrial Estate St Boswells Scottish Borders	Replace existing catering container	APPROVED – conditions and informatives	22.03.2016	David Myatt	Scottish Borders Council
16/00179/SCR	Land North East Of G A White Motors Charlesfield Industrial Estate St Boswells Scottish Borders	Erection of anaerobic digestion plant (to generate electricity) and associated infrastructure	Screening Opinion Issues	04.03.2016	Iona Capital Ltd	Ownership details not specified.



Appendix 2 – Map confirming locations of planning approvals



## Appendix 3 - Available sites within Charlesfield Industrial Estate and wider area taken from the Employment Land Audit



### CF002

**Site Name:** Charlesfield Extension I

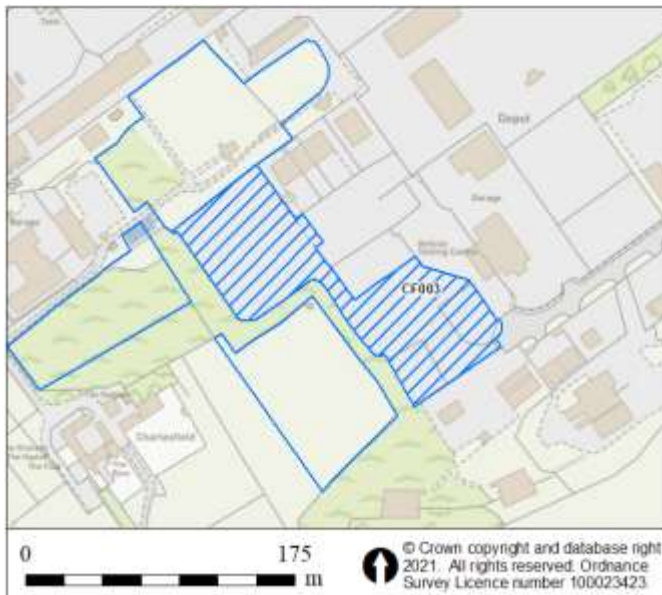
**Settlement:** St Boswells

**Area (ha):** 9.5

**Availability:** Immediate

**Serviced:** Partially Serviced

**Constraints:** None



### CF003

**Site Name:** Charlesfield

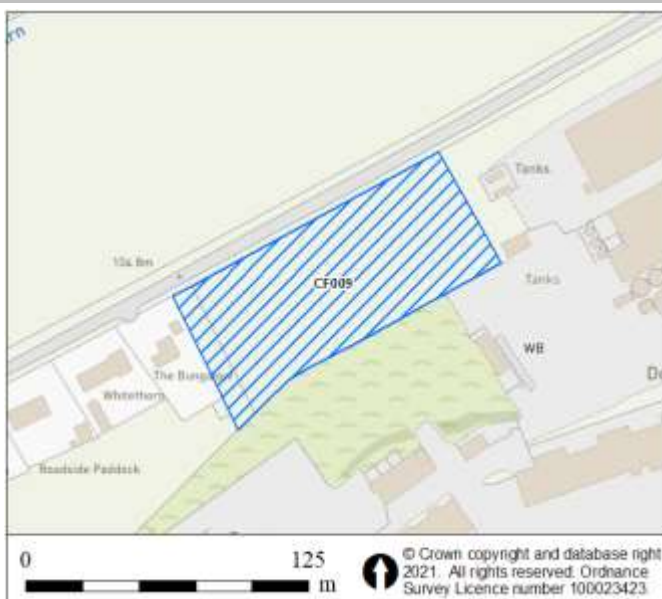
**Settlement:** St Boswells

**Area (ha):** 1.1

**Availability:** One to Five Years

**Serviced:** Not Serviced

**Constraints:** Ownership  
Infrastructure



### CF009

**Site Name:** Charlesfield

**Settlement:** St Boswells

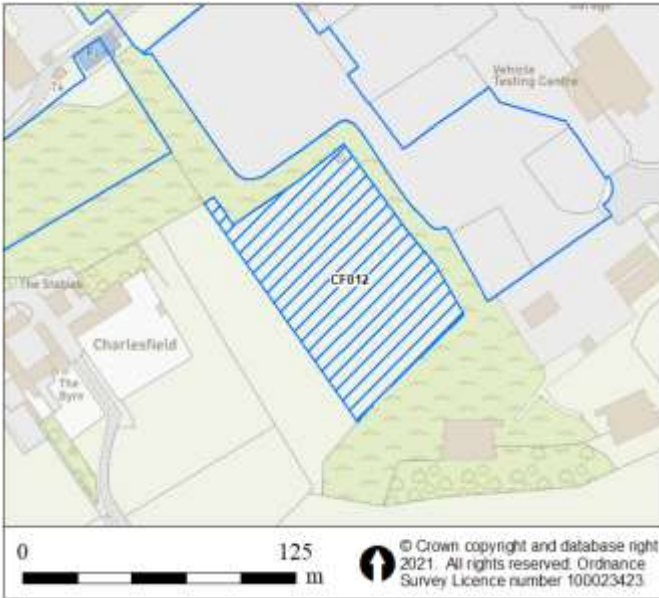
**Area (ha):** 0.8

**Availability:** One to Five Years

**Serviced:** Partially Serviced

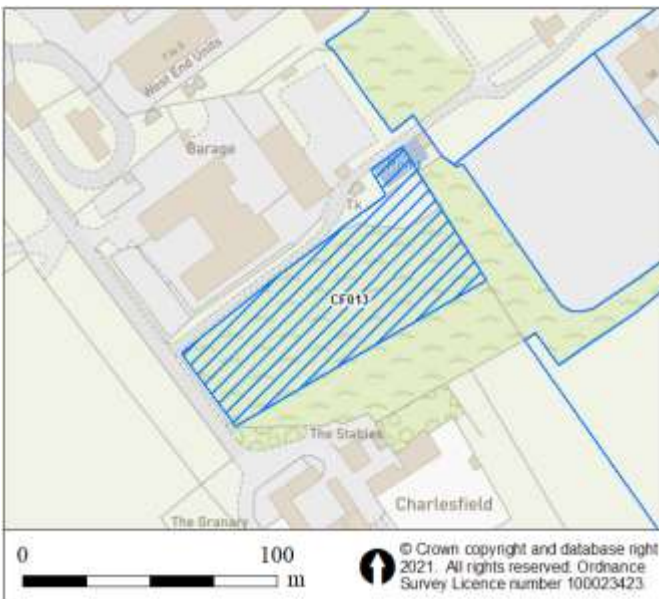
**Constraints:** Physical





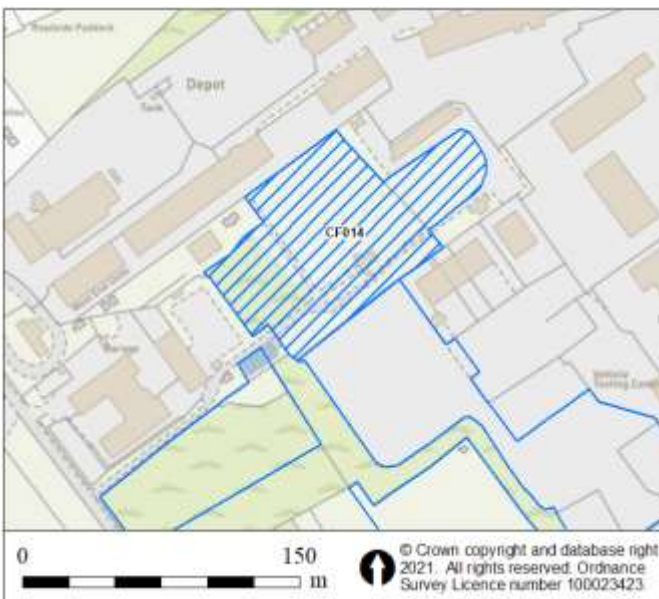
## CF012

**Site Name:** Charlesfield  
**Settlement:** St Boswells  
**Area (ha):** 0.7  
**Availability:** One to Five Years  
**Serviced:** Partially Serviced  
**Constraints:** Physical



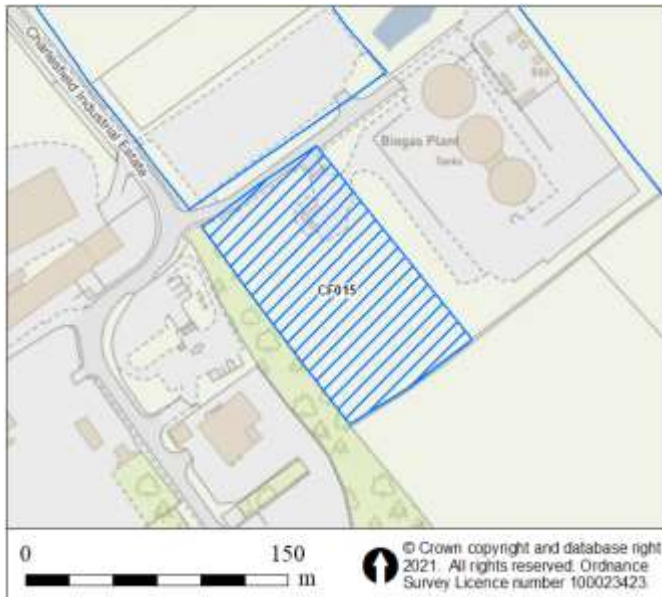
## CF013

**Site Name:** Charlesfield  
**Settlement:** St Boswells  
**Area (ha):** 0.5  
**Availability:** One to Five Years  
**Serviced:** Partially Serviced  
**Constraints:** Physical



## CF014

**Site Name:** Charlesfield  
**Settlement:** St Boswells  
**Area (ha):** 1.0  
**Availability:** One to Five Years  
**Serviced:** Partially Serviced  
**Constraints:** Physical



## CF015

**Site Name:** Charlesfield Extension III

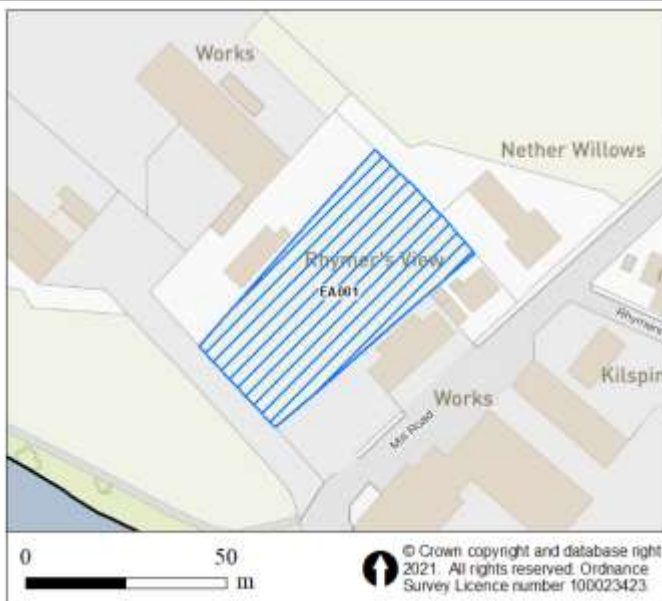
**Settlement:** St Boswells

**Area (ha):** 1.2

**Availability:** Immediate

**Serviced:** Partially Serviced

**Constraints:** None



## EA001

**Site Name:** Mill Road 1

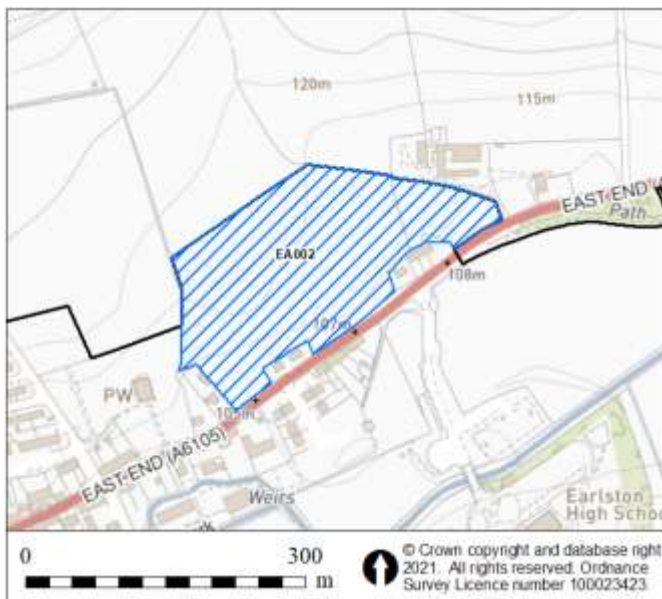
**Settlement:** Earlston

**Area (ha):** 0.2

**Availability:** Beyond Five Years

**Serviced:** Partially Serviced

**Constraints:** Physical



## EA002

**Site Name:** Townhead

**Settlement:** Earlston

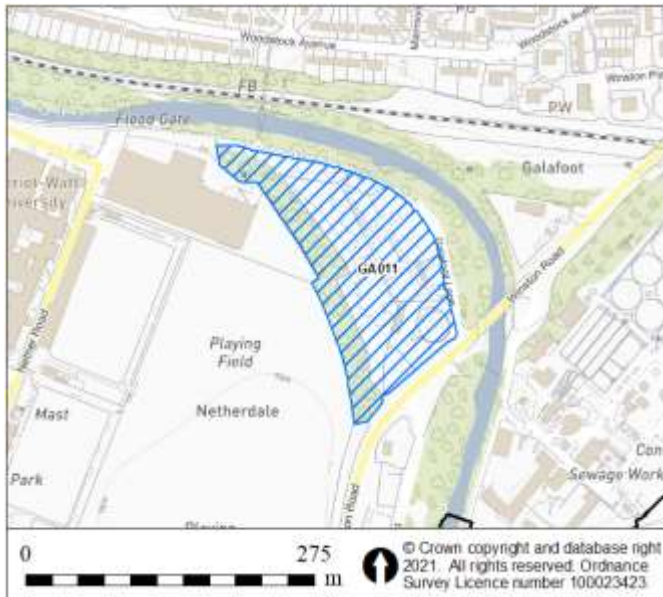
**Area (ha):** 4.6

**Availability:** One to Five Years

**Serviced:** Not Serviced

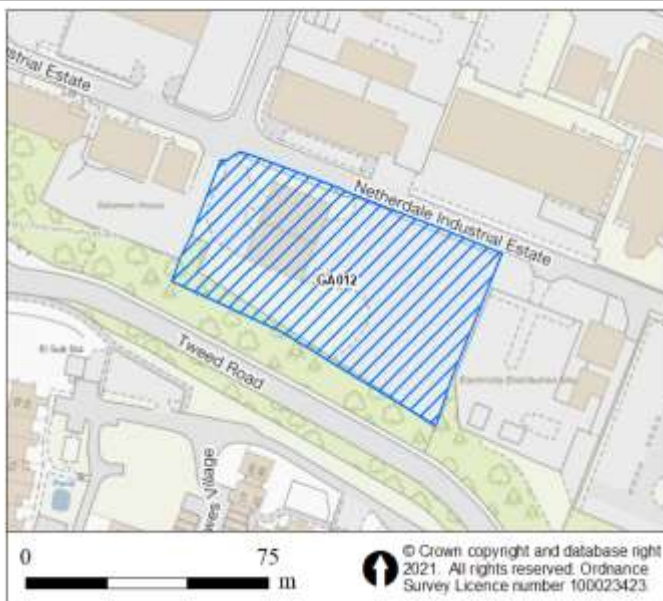
**Constraints:** None





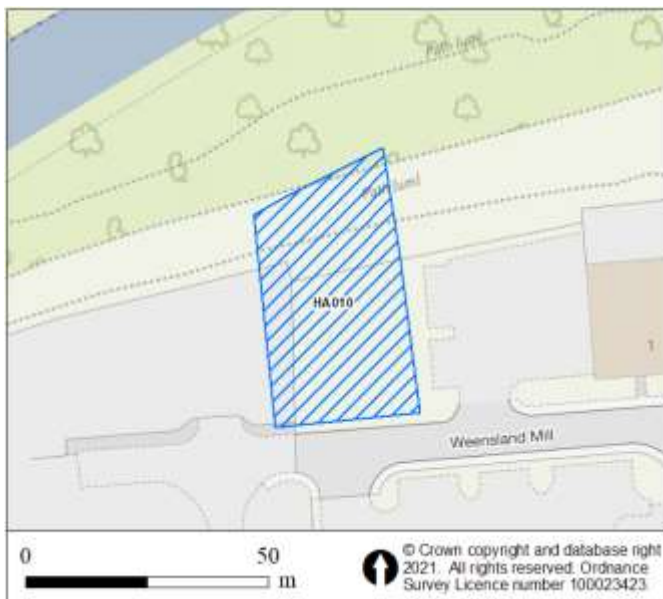
## GA011

**Site Name:** Galafoot  
**Settlement:** Galashiels  
**Area (ha):** 2.6  
**Availability:** Beyond Five Years  
**Serviced:** Partially Serviced  
**Constraints:** Physical Contamination



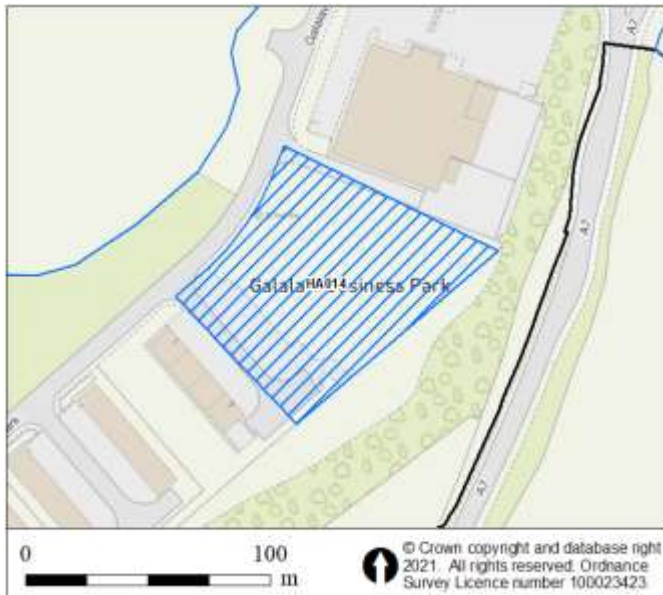
## GA012

**Site Name:** Netherdale Estate South  
**Settlement:** Galashiels  
**Area (ha):** 0.4  
**Availability:** Immediate  
**Serviced:** Serviced  
**Constraints:** None



## HA010

**Site Name:** Weensland  
**Settlement:** Hawick  
**Area (ha):** 0.1  
**Availability:** One to Five Years  
**Serviced:** Partially Serviced  
**Constraints:** Physical



## HA014

**Site Name:** Galalaw, zEL60

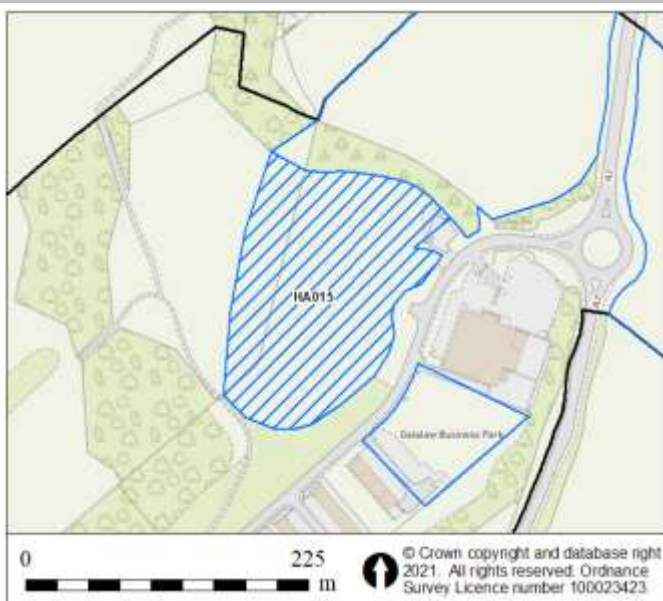
**Settlement:** Hawick

**Area (ha):** 0.7

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## HA015

**Site Name:** Gala Law West

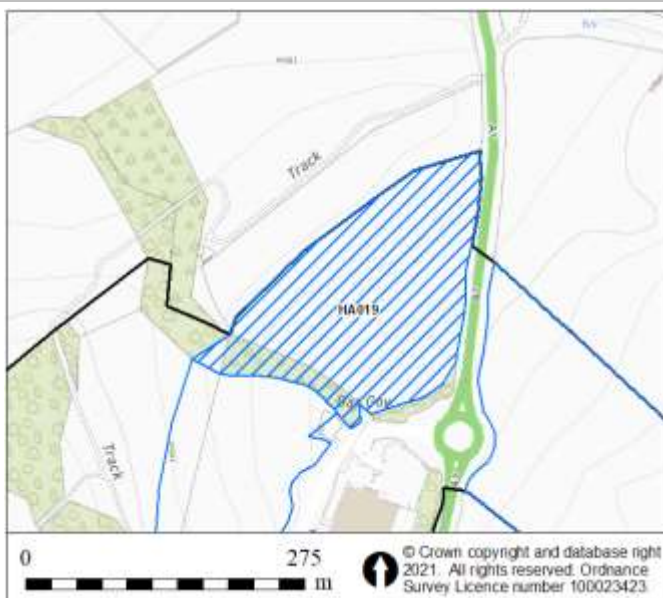
**Settlement:** Hawick

**Area (ha):** 2.6

**Availability:** One to Five Years

**Serviced:** Partially Serviced

**Constraints:** Marketability



## HA019

**Site Name:** Gala Law North

**Settlement:** Hawick

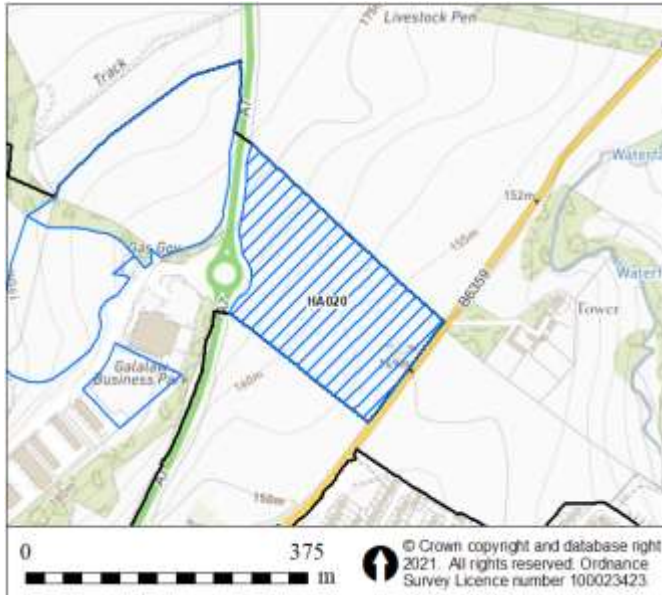
**Area (ha):** 4.0

**Availability:** One to Five Years

**Serviced:** Not Serviced

**Constraints:** Marketability





## HA020

**Site Name:** North West Burnfoot

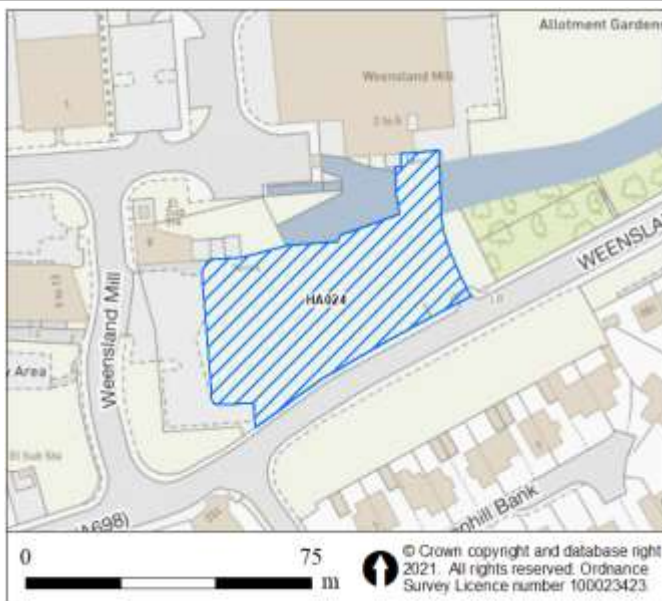
**Settlement:** Hawick

**Area (ha):** 5.0

**Availability:** Beyond Five Years

**Serviced:** Not Serviced

**Constraints:** Marketability



## HA024

**Site Name:** Weensland South

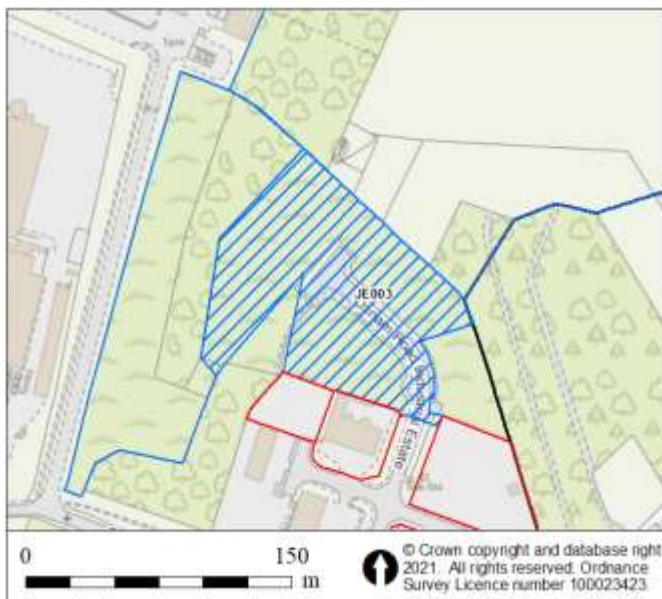
**Settlement:** Hawick

**Area (ha):** 0.2

**Availability:** One to Five Years

**Serviced:** Partially Serviced

**Constraints:** Physical Infrastructure



## JE003

**Site Name:** Land North of Industrial Estate

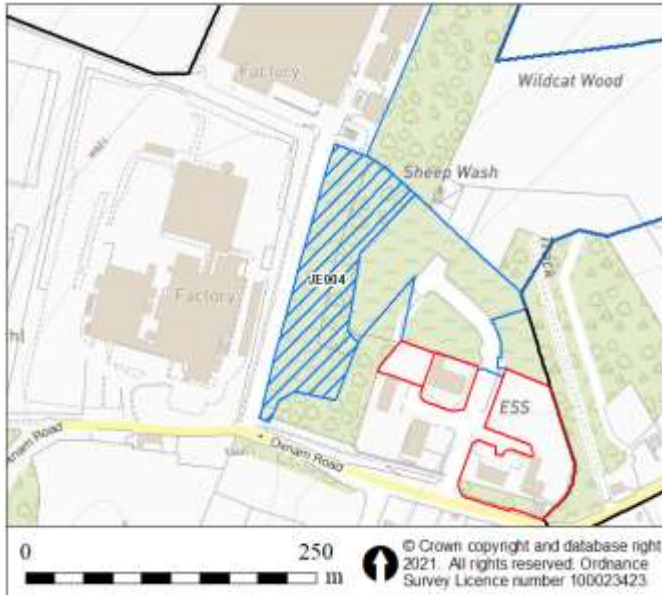
**Settlement:** Jedburgh

**Area (ha):** 1.2

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## JE004

**Site Name:** Western Part of BJEDB001

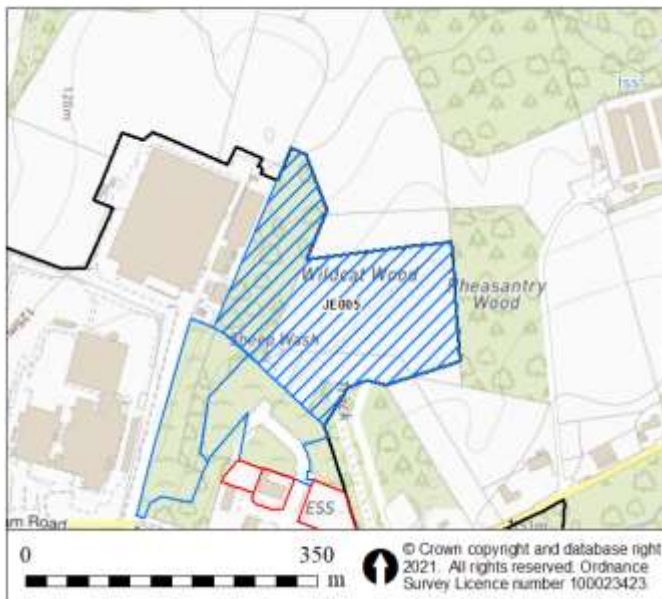
**Settlement:** Jedburgh

**Area (ha):** 1.3

**Availability:** Beyond Five Years

**Serviced:** Partially Serviced

**Constraints:** Infrastructure



## JE005

**Site Name:** Northern Part of BJEDB001

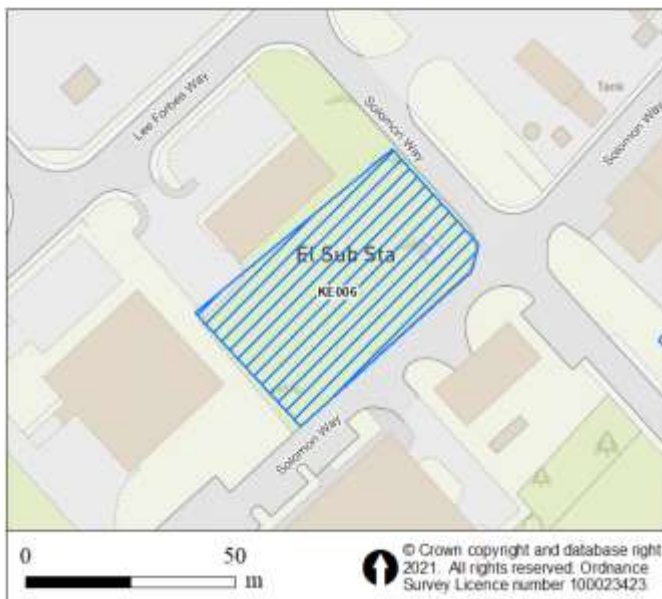
**Settlement:** Jedburgh

**Area (ha):** 4.9

**Availability:** One to Five Years

**Serviced:** Not Serviced

**Constraints:** Ownership



## KE006

**Site Name:** Part of Pinnaclehill/Spylaw Road VI

**Settlement:** Kelso

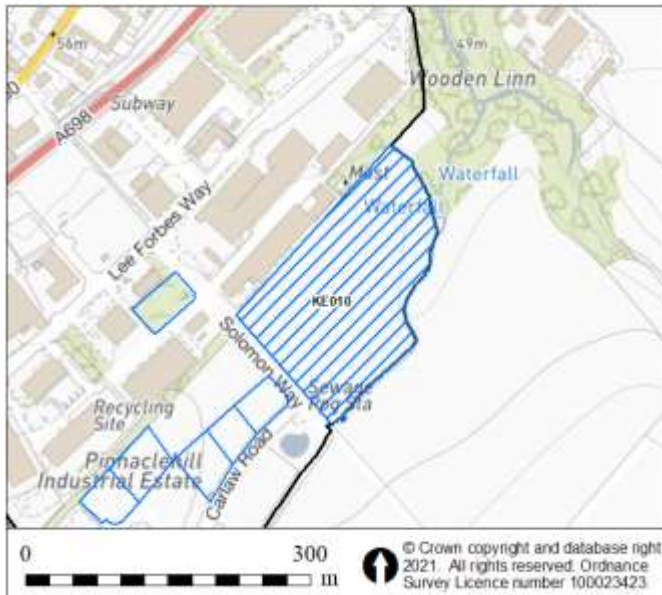
**Area (ha):** 0.2

**Availability:** Immediate

**Serviced:** Serviced

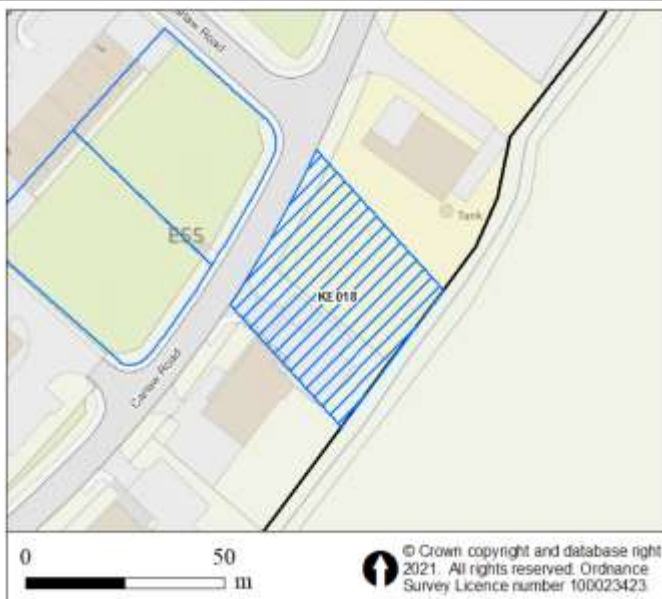
**Constraints:** None





## KE010

**Site Name:** Wooden Linn  
**Settlement:** Kelso  
**Area (ha):** 3.2  
**Availability:** One to Five Years  
**Serviced:** Not Serviced  
**Constraints:** None



## KE018

**Site Name:** South Pinnaclehill - Plot 14  
**Settlement:** Kelso  
**Area (ha):** 0.2  
**Availability:** Immediate  
**Serviced:** Serviced  
**Constraints:**



## KE020

**Site Name:** South Pinnaclehill - Plot 12  
**Settlement:** Kelso  
**Area (ha):** 0.2  
**Availability:** Immediate  
**Serviced:** Serviced  
**Constraints:** None



## KE021

**Site Name:** South Pinnaclehill - Plot 13

**Settlement:** Kelso

**Area (ha):** 0.2

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## KE022

**Site Name:** South Pinnaclehill - Plot 10

**Settlement:** Kelso

**Area (ha):** 0.2

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## KE023

**Site Name:** South Pinnaclehill - Plot 1

**Settlement:** Kelso

**Area (ha):** 0.3

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## KE026

**Site Name:** South Pinnaclehill - Plot 4

**Settlement:** Kelso

**Area (ha):** 0.2

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## KE027

**Site Name:** South Pinnaclehill - Plot 5

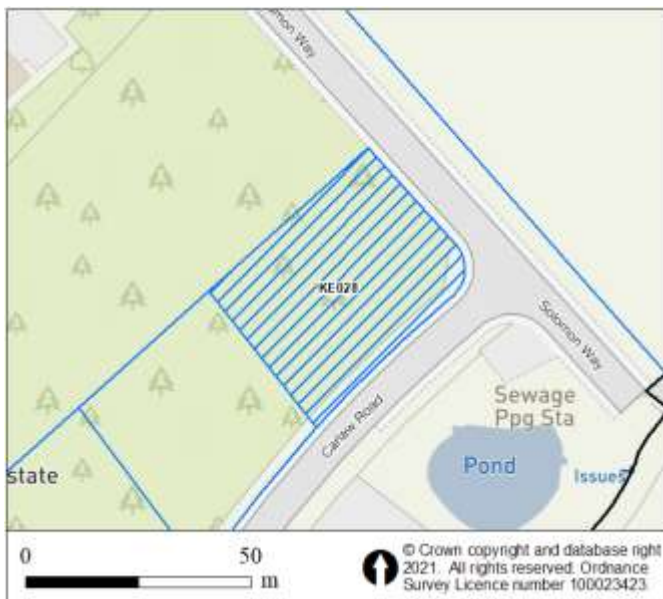
**Settlement:** Kelso

**Area (ha):** 0.2

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## KE028

**Site Name:** South Pinnaclehill - Plot 6

**Settlement:** Kelso

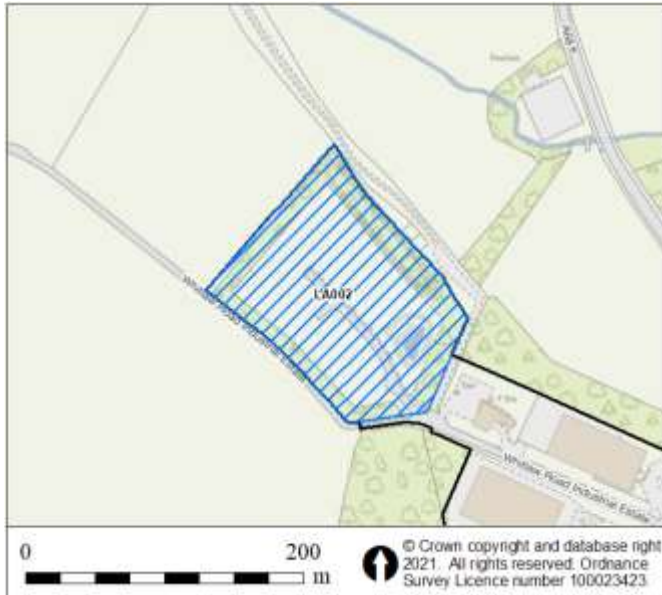
**Area (ha):** 0.2

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None





## LA002

**Site Name:** North Lauder Industrial Estate

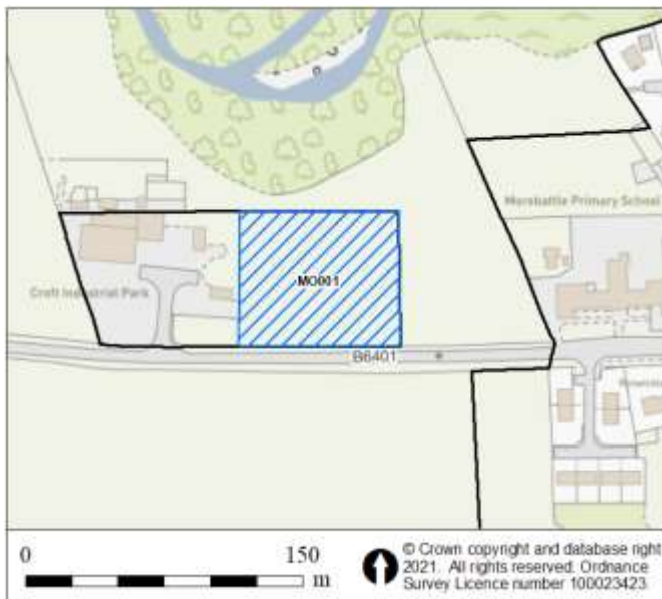
**Settlement:** Lauder

**Area (ha):** 2.0

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None



## MO001

**Site Name:** Extension to Croft Industrial Park

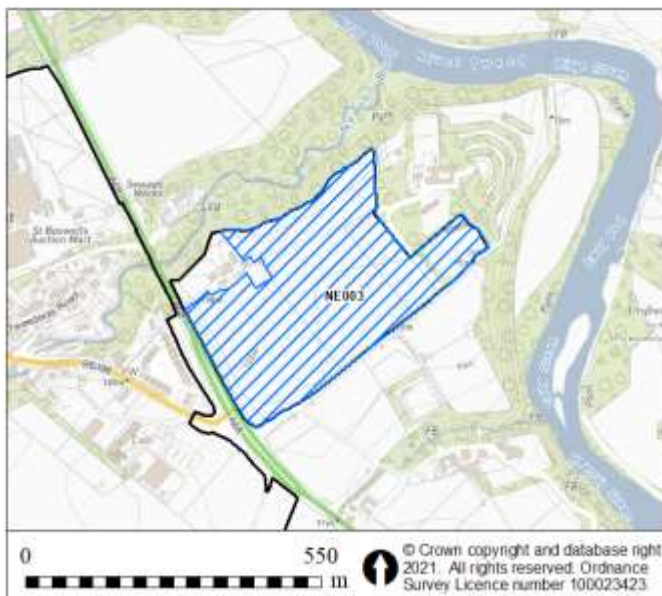
**Settlement:** Morebattle

**Area (ha):** 0.6

**Availability:** One to Five Years

**Serviced:** Not Serviced

**Constraints:** Ownership



## NE003

**Site Name:** Tweed Horizons Expansion

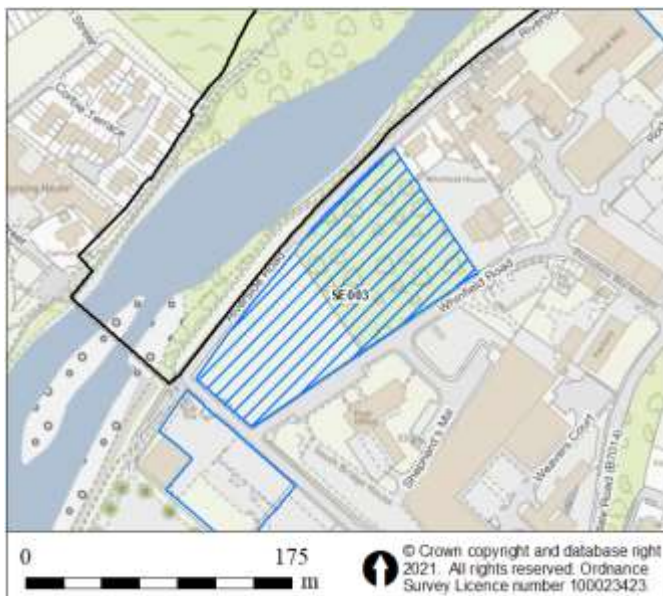
**Settlement:** Newtown St Boswells

**Area (ha):** 12.8

**Availability:** One to Five Years

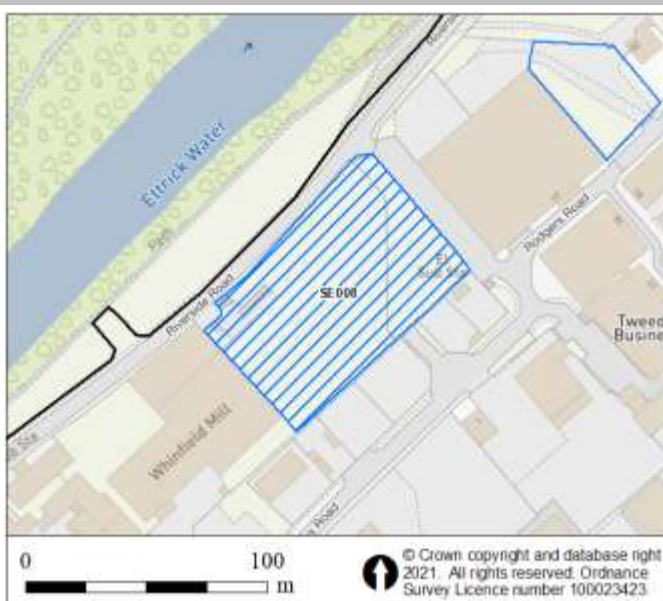
**Serviced:** Partially Serviced

**Constraints:** Ownership  
Infrastructure



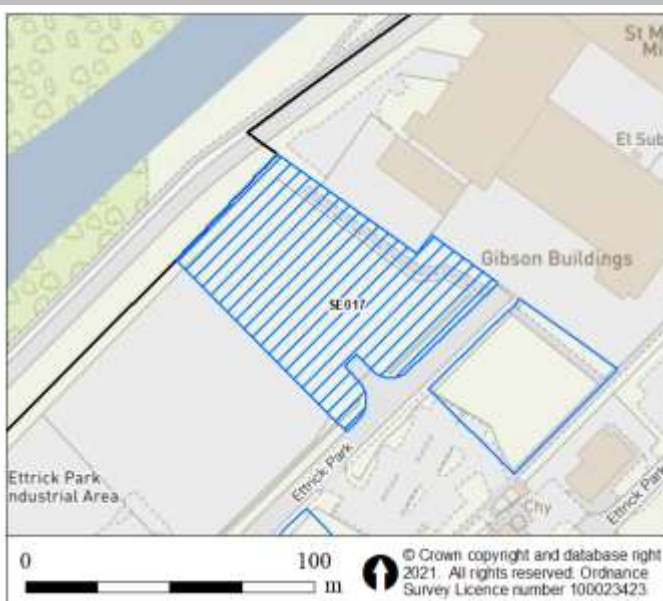
## SE003

**Site Name:** Riverside 1  
**Settlement:** Selkirk  
**Area (ha):** 1.4  
**Availability:** One to Five Years  
**Serviced:** Partially Serviced  
**Constraints:** Physical Contamination



## SE008

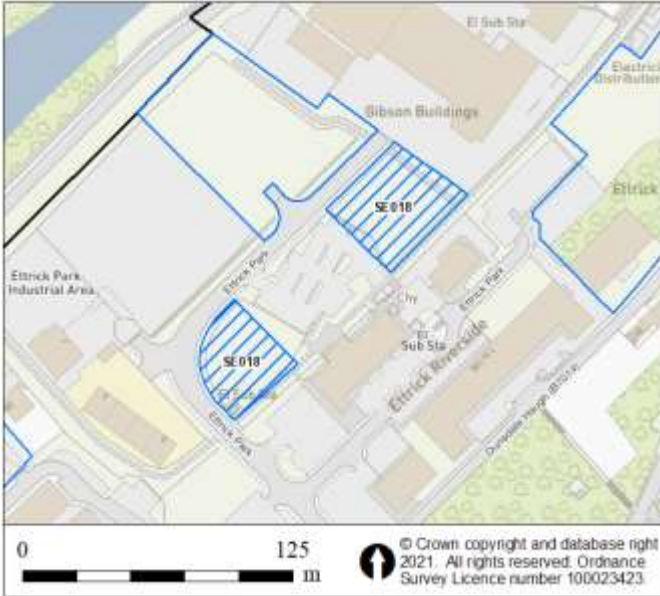
**Site Name:** Riverside 2  
**Settlement:** Selkirk  
**Area (ha):** 0.6  
**Availability:** One to Five Years  
**Serviced:** Partially Serviced  
**Constraints:** NonePhysical



## SE017

**Site Name:** Riverside 5 - Former playing field  
**Settlement:** Selkirk  
**Area (ha):** 0.5  
**Availability:** Immediate  
**Serviced:** Serviced  
**Constraints:**





## SE018

**Site Name:** Land North West of the Weaving Shed

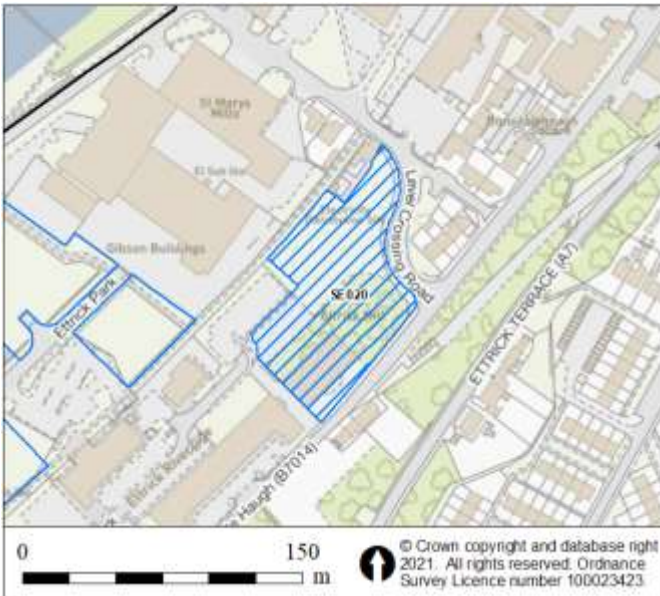
**Settlement:** Selkirk

**Area (ha):** 0.3

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** Physical



## SE020

**Site Name:** Riverside 6 - North of the Yarn Store

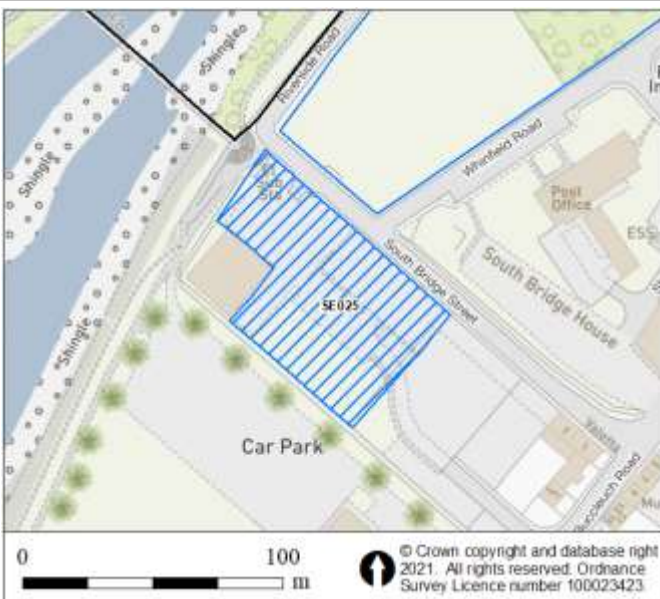
**Settlement:** Selkirk

**Area (ha):** 0.7

**Availability:** Immediate

**Serviced:** Partially Serviced

**Constraints:**



## SE025

**Site Name:** Bridgehaugh

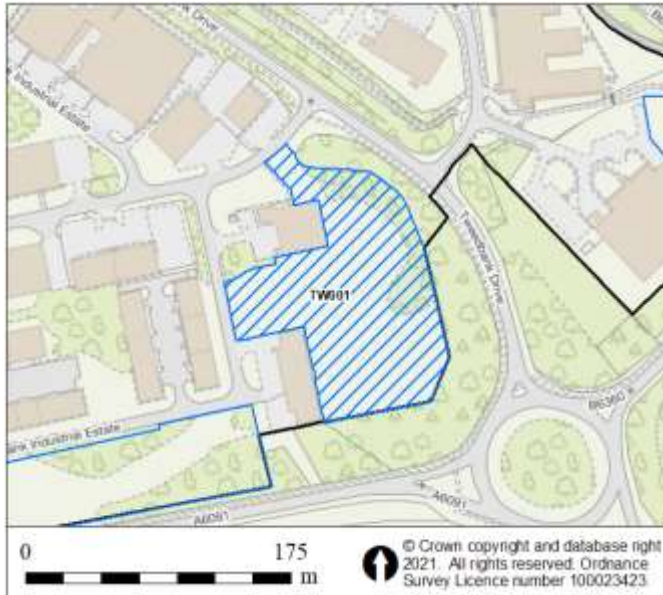
**Settlement:** Selkirk

**Area (ha):** 0.5

**Availability:** One to Five Years

**Serviced:** Partially Serviced

**Constraints:** Physical



## TW001

**Site Name:** Tweedbank Industrial Estate 1

**Settlement:** Tweedbank

**Area (ha):** 1.5

**Availability:** Immediate

**Serviced:** Partially Serviced

**Constraints:** None



## TW002

**Site Name:** Tweedside Park - Beside Barbour

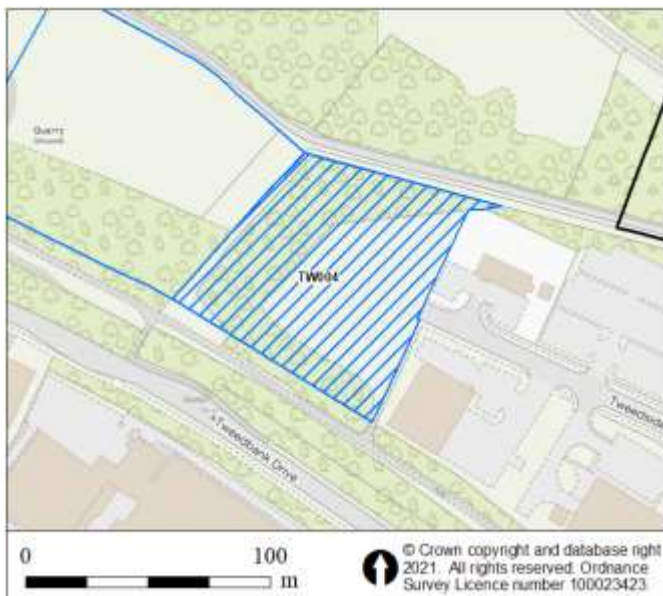
**Settlement:** Tweedbank

**Area (ha):** 0.6

**Availability:** One to Five Years

**Serviced:** Partially Serviced

**Constraints:** None



## TW004

**Site Name:** Tweedside Park - Scottish Borders Council

**Settlement:** Tweedbank

**Area (ha):** 0.7

**Availability:** Immediate

**Serviced:** Serviced

**Constraints:** None

Appendix 4 – Other Available sites within Central Borders sourced from websites

**Commercial Land/Buildings for Sale / Lease**

**Central Borders**

**Search Date: 26 October 2021**

**Websites: Rightmove, Edwin Thompson, Novaloca, OnTheMarket**

The following sites/premises appear to be available for sale/lease on the market at the present time, on the aforesaid websites:

**Charlesfield**

<https://www.novaloca.com/industrial-unit/for-sale/melrose/151953?search=true>

**Currently For Sale**

**Earlston**

<https://www.novaloca.com/industrial-unit/for-sale/earlston/station-road-industrial-estate/201972?search=true>

**Currently For Sale**

**Galashiels**

[Light industrial facility to lease in Easter Langlee Industrial Estate, Melrose Road, Galashiels, Selkirkshire, TD1 2UH, TD1 \(rightmove.co.uk\)](#)

**Currently Available – Longterm Lease**

**Hawick**

<https://www.novaloca.com/commercial-land/for-sale/hawick/land-mansfield-road/200024?search=true>

**Currently For Sale**

**Kelso**

<https://www.edwinthompson.co.uk/properties/development-opportunity-the-foundry-station-road-kelso-scottish-borders-td5-8dq/>

**Currently For Sale**

**Selkirk**

[https://www.rightmove.co.uk/properties/103771220#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/103771220#/?channel=COM_LET)

**Available to Lease**

[https://www.rightmove.co.uk/properties/76851678#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/76851678#/?channel=COM_LET)

**Available to Lease**

[https://www.rightmove.co.uk/properties/76851621#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/76851621#/?channel=COM_LET)



### **Available to Lease**

[https://www.rightmove.co.uk/properties/76851582#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/76851582#/?channel=COM_LET)

### **Available to Lease**

### **Tweedbank**

[https://www.rightmove.co.uk/properties/76852014#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/76852014#/?channel=COM_LET)

### **Available to Lease**

The following sites/premises have recently been on the market for sale/lease on the aforesaid websites. Although these do not now appear to be available this list confirms that they have been available on the market in recent months.

### **Charlesfield**

<https://www.edwinthompson.co.uk/properties/lot-1-industrial-investment-depot-offices-stores-workshop-warehouse-and-yard-charlesfield-st-boswells-melrose-td6-0hh/>

For Sale - Under Offer (closing date 23 July 2021)

<https://www.edwinthompson.co.uk/properties/lot-2-secure-yard-lot-3-three-units-potential-expansion-ground-charlesfield-st-boswells-melrose-roxburghshire-scottish-borders-td6-0hh/>

For Sale - Under Offer (closing date 23 July 2021)

<https://www.edwinthompson.co.uk/properties/industrial-investment-secure-yard-and-expansion-ground-charlesfield-st-boswells-melrose-scottish-borders-td6-0hh/>

For Sale - Under Offer (closing date 23 July 2021)

[https://www.rightmove.co.uk/properties/102296684#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/102296684#/?channel=COM_LET)

Let agreed

<https://www.onthemarket.com/details/10521294/>

Closing date 18 June 2021, no longer on the market

### **Galashiels**

[https://www.rightmove.co.uk/properties/80490441#/?channel=COM\\_LET](https://www.rightmove.co.uk/properties/80490441#/?channel=COM_LET)

Let agreed

### **Hawick**

<https://www.edwinthompson.co.uk/property-search/search-results-commercial/?searchAllAddress=scottish+borders&rentalPeriod=1&propertyType=&minPrice=&maxPrice=&minPrice2=&maxPrice2=&search=&pg=2>

Sold