

DM HALL

For Sale

Town Centre
Development
Opportunity

Former Jedburgh
Grammar School
Pleasance,
Jedburgh,
TD8 6DJ



2.31 Ha
5.68 Acres

Property Details

- Attractive town centre location
- Site extending to 2.31 Ha (5.68 Acres)
- Multiple buildings suitable for redevelopment

LOCATION

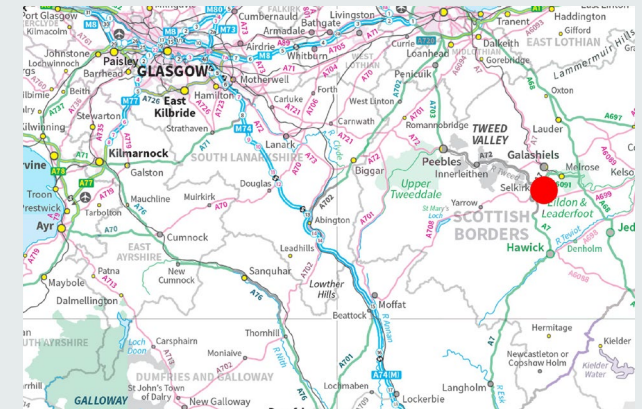
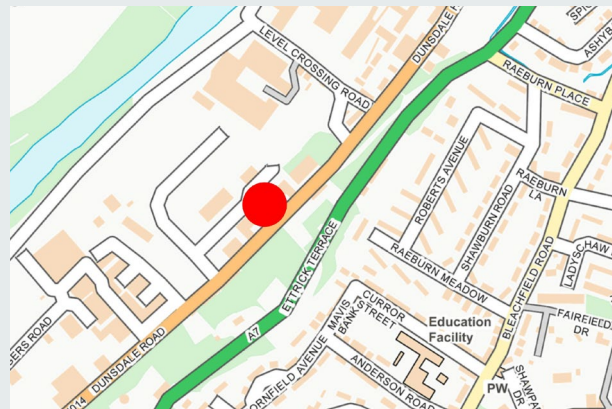
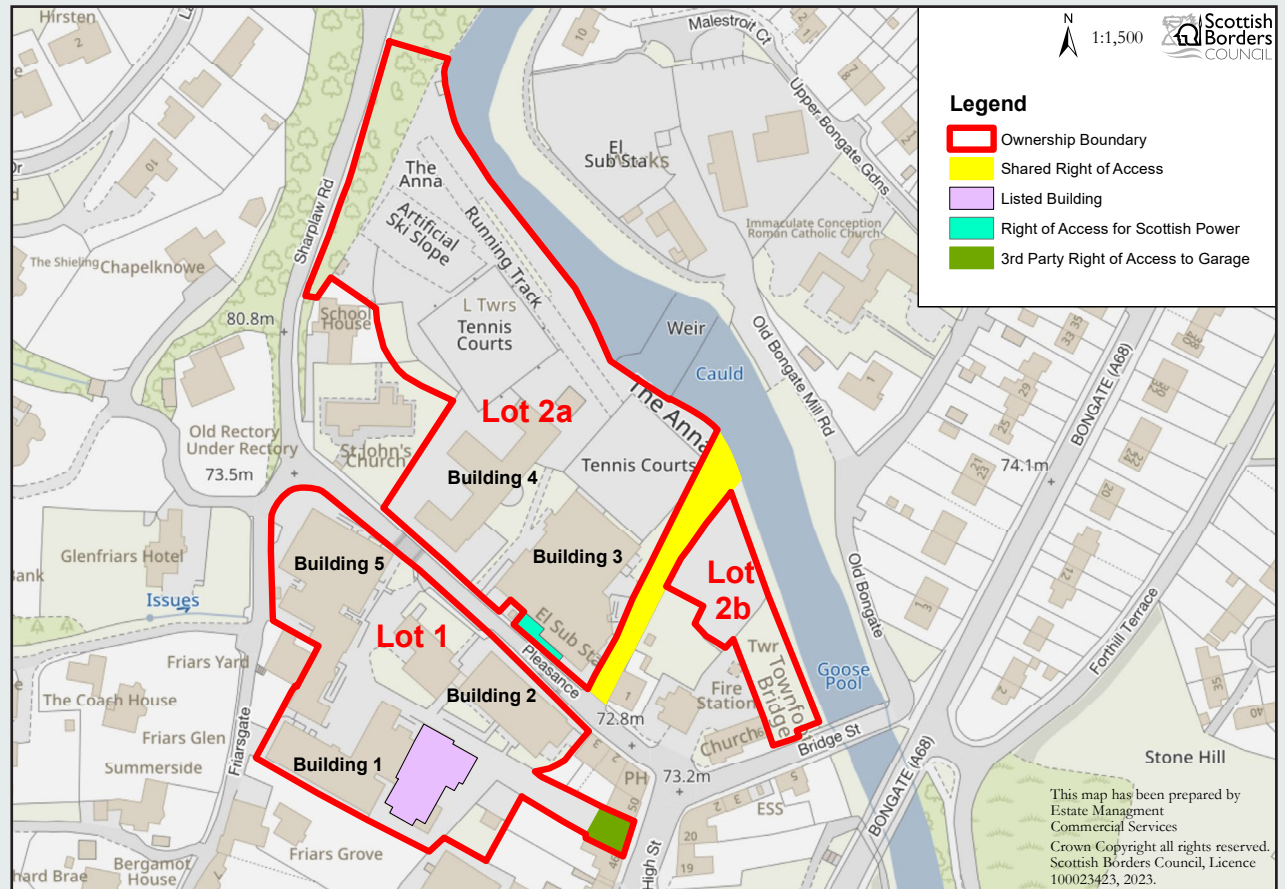
Jedburgh has a population of approximately 4,030 and is situated on the A68 amidst the picturesque Borders countryside and lies approximately 47 miles south east of Edinburgh, 50 miles north east of Carlisle and 56 miles north west of Newcastle.

The site lies adjacent to the busy town centre which offers a variety of local amenities including several hotels and guesthouses. Sports facilities are provided at the Laidlaw Memorial Pool and Fitness Centre and the renowned Jed Forest Rugby Club lies just to the north of the town. Jedburgh has an attractive and varied retail offering in the town centre and this is supplemented by the larger Edinburgh and Jedburgh Woolen Mill stores on the periphery of the town. Local tourist attractions include Mary Queen of Scots Visitor Centre, Jedburgh Castle Jail and Museum, Jedburgh Abbey, Monteviot Gardens and Jacksons at Jedburgh farm visitor centre.

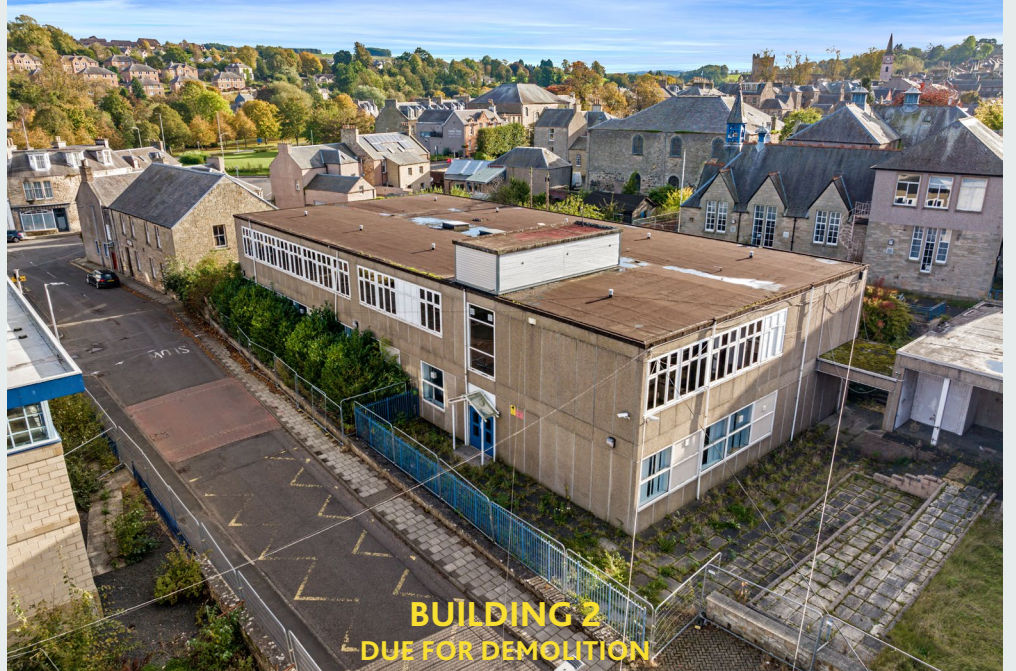
The site is situated in a mixed residential and commercial area. Surrounding occupiers include Jedburgh Fire Station, St John The Evangelist Church, Jedburgh Baptist Church and the Railway Tavern.

DESCRIPTION

The subjects comprise the site of the former Jedburgh Grammar School that extends to a total of approximately 2.31 Ha (5.68 Acres). The site intersected by Pleasance, a public highway connecting the town centre to Sharplaw Road. The former classroom buildings are located on the site to the south east of the road (LOT 1) which lies within a conservation area. Part of buildings 1 & 5 on this site have a Category C listing status as highlighted on the plan below. Building 2 is due to be demolished with completion expected by January 2025. The north eastern portion of the site (LOT 2) lies adjacent to the Jed Water and houses the former assembly hall, sports hall and sports pitches and running track. The buildings on this part of the site (3 and 4) will be demolished by January 2025.







Schedule of Principal Areas (Measured on a Gross Internal Basis)

	SQ M	SQ FT
Building 1 Technical & Science (part Category C listed)	1,960	21,101
Building 2 RSLA (Due for demolition)	1,401	15,082
Building 3 Games Hall (Due for demolition)	1,761	18,953
Building 4 Assembly Hall (Due for demolition)	742	7,991
Building 5 Main Building	1,831	19,707
Total	7,695	82,834

The subjects are available for sale as a whole and offers in excess of £800,000 are sought. Alternatively consideration may be given to selling the site in 2 lots as detailed below and offers are invited for the individual elements.

Schedule of Lots	Hectares	Acres
Lot 1 — Site RJEDB006 to south west of Pleasance (Currently buildings 1, 2 & 5)	0.82	2.02
Lot 2 — Site to north east of Pleasance (Currently buildings 3 & 4)	1.32	3.25
Lot 2B — Land immediately to the north west of Bridge Street	0.17	0.41
Total	2.31	5.68

PROPOSED USES

In accordance with the public consultation exercise undertaken in 2022, the vendor will look favourably upon proposals that incorporate provision for supermarket and care home uses in addition to the creation of sports facilities for the local community. Desired uses for the remainder of the site include private and affordable housing.

PLANNING

The former Jedburgh Grammar School site falls within both the Town Centre and Development Boundaries as set out within the 2024 Scottish Borders Council Adopted Development Plan Volume 2. The element of the site lying to the south western side of Pleasance (Site Reference RJEDB006) lies within the Conservation Area Boundary and has been also been highlighted within the plan for redevelopment.

An element of the site lying to the north east of Pleasance (Reference RJEDB001) is also highlighted within the plan for redevelopment.

TECHNICAL INFORMATION

Further information including building floorplans are available to seriously interested parties via the sole agents.



Property Details

OFFERS

Offers are invited for the benefit of the heritable interest in the subjects. It is likely that a formal closing date will be set in due course for receipt of proposals. Offers should be submitted in Scottish Legal Form to:

Chief Legal Officer
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 OSA

All offers should include:-

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

All interested parties should note their interest with the selling agents, DM Hall LLP in order to be notified of any closing date.

ASSESSMENT OF BIDS

In evaluating bids, the Council will require to comply with Section 74 of the Local Government(s) Act 1973. While the Council is not bound to accept the highest bid, it may be that the Council will require to exercise its powers under the Disposal of Land by Local Authorities (Scotland) Regulations 2010 to accept a lower bid. The Council reserves the right to sell privately and shall not be bound to accept the highest or indeed any offer.

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DM HALL



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Make an enquiry

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