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BURNS AND PARTNERS

**DEVELOPMENT
OPPORTUNITY**

CHARTERED SURVEYORS | DEVELOPMENT CONSULTANTS



FOR SALE

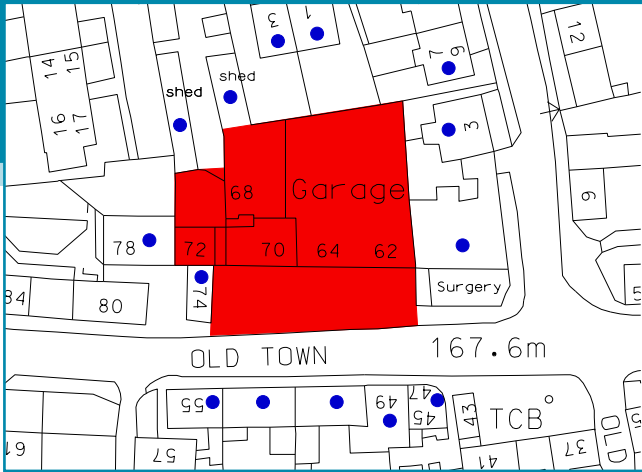
64/72 Old Town, Peebles, EH45 8JE

Town Centre site with Planning
Permission for 11 private homes and
car parking.

Site area 0.233 Acres.



- EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY
CLOSE TO TOWN CENTRE
- FULL TECHNICAL PACK AVAILABLE



LOCATION

The subjects are situated on the north side of Old Town close to Peebles Town Centre. Old Town forms part of the A72 Galashiels to Glasgow Road and the site has a prominent outlook with direct road access. Surrounding properties are predominantly used for residential purposes.

Peebles is a popular market town situated on the River Tweed. The town offers a variety of local amenities including shops, banks, restaurants along with an excellent secondary school and primary schools. Peebles lies some 23 miles south of the City of Edinburgh Bypass and within a comfortable commuting distance.

DESCRIPTION

The subjects comprise a combination of former commercial premises with separate and integrated residential accommodation.

The total site includes the front yard/parking area, former joiner's workshop, former farm supplies unit, two residential flats and rear garden area. Planning Permission has been obtained for conversion to private residential properties with external parking facilities.

EXISTING ACCOMMODATION

The existing properties have the following Gross and Net Internal Areas:

64-66 Old Town		
Ground Floor	359.19 sq m	3,856 sq ft
First Floor	88.21 sq m	950 sq ft
Total	447.40 sq m	4,816 sq ft
68 Old Town		
Ground Floor	168.26 sq m	1,811 sq ft
70 Old Town (Flat)		
First Floor	26.81 sq m	289 sq ft
Second Floor	21.30 sq m	229 sq ft
Total	48.11 sq m	518 sq ft
72 Old Town (Flat)		
Ground Floor	19.47 sq m	210 sq ft
First Floor	42.70 sq m	460 sq ft
Second Floor	30.47 sq m	328 sq ft
Total	92.64 sq m	998 sq ft
GRAND TOTAL	756.41 sq m	8,143 sq ft

The overall site area extends to approximately 0.233 acres (0.094 hectares).

PLANNING

Planning Permission ("Ref 06/00859/FUL "August 2007) exists for the erection of 10 new private flatted units. Planning Permission excludes any work to No.72 Old Town which has previously been used for residential purposes and would be easily converted/refurbished back. 13 external parking spaces and communal landscaped grounds are also included. The new flats comprise 9 two bedroom flats and 1, one bedroom maisonette. Six of the two bedroom flats have ensuite facilities and two have larger lounge/kitchen/dining room layouts. The majority of floor areas extend between 52 sq m and 81 sq m (560 – 870 sq ft) and further details are available on request.

RATES

We are verbally advised that the property is entered in the Valuation Roll as follows:

Rateable Value: £38,000

PRICE

Our clients are inviting offers in excess of **£700,000** for their heritable interest in the site. It is anticipated that a Closing Date for offers may be set and we would therefore ask interested parties to confirm their interest in writing.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for Stamp Duty Land Tax, Registration Dues and VAT thereon.

FURTHER INFORMATION

Additional information available to interested parties includes:

- Planning Permission including layout plans
- Service Information
- Geotechnical & Environmental Assessment Report
- Contaminated Land Quantitative Risk Assessment

For further information and viewing arrangements please contact:-

Contact: Chris Paterson/Keith Burns

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Please note that this brochure is also available in pdf format.
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Disclaimer

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- (1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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