



Johnston, Charles

From: John Handley [Redacted]
Sent: 27 February 2014 10:52
To: Johnston, Charles
Cc: Bruce Weir; Alasdair Coates
Subject: Scottish Borders Proposed LDP - Objection on behalf of CWP Property Development & Investment - Allocation of Retail Site at Dunsdalehaugh, Selkirk

Attachments: CWP - Dunsdalehaugh, Selkirk - Statement of Objection to SBC LDP Proposed Plan - Final - 26.02.14.pdf; Appendix 1 - Dunsdalehaugh, Selkirk - Marketing Brochure.pdf; Appendix 2 - Dunsdalehaugh, Selkirk - Approved Layout Plan.pdf

Importance: High

Charles,

Scottish Borders Local Development Plan: Proposed Plan (2013)
Objection on behalf of CWP Property Development & Investment
In respect of the Non-Allocation of Approved Retail Development Site at Dunsdalehaugh, Selkirk

Further to our telephone conversation earlier this morning, please find enclosed our Statement of Objection in relation to the above matter.

We understand that there is no Representation Form to be completed, and given the problems with your on-line consultation, that emails are being accepted as an appropriate means of submitting representations to the Proposed Plan.

We would therefore request that this email and the attached Statement and Appendices are treated as our formal objection to the Proposed Plan.

Our objections relate to Paragraph 6.3.2 and Policy ED3: Town Centres and Shopping Development; and Section 10.74 Selkirk and the Selkirk Proposals Map.

In summary, we object to these sections of the Proposed Plan on the basis that the Proposed LDP identifies no new retail development sites within the Borders area, and considers that there is no need to identify any of the existing commercial centres within a hierarchy or network of retail centres.

We disagree with this approach which conflicts with the findings of the Council's Retail Study, and fails to comply with the requirements of the SPP.

As noted in our response to the MIR, we consider that there is a need for a proper network of retail centres, and would request that this should be widened to include other retail centres, including commercial centres, and not solely restricted to town centres.

This approach would be consistent with the advice contained within the SPP which requires LDPs to set out a network of centres, including town and commercial centres.

Subsequently the inclusion of a network of centres would allow our client's site at Dunsdalehaugh, Selkirk (and adjoining retail uses) to be properly identified and recognised as an existing commercial centre with scope (and consent) for further expansion.

This would require modification to section 6.3 and 10.74, with the site also designated within the Selkirk Proposals Map.

Full details of our client's retail development and our full grounds of objection on this matter are set out in the attached Statement of Objection, with the site shown in Appendices 1 and 2.

We trust these comments and recommendations will be given appropriate consideration by the Council, and would wish to stress that our client is keen to progress matters in partnership with the Council and would welcome the opportunity to discuss the terms of this representation in further detail, should the opportunity arise.

We would be grateful if you could confirm safe receipt of this email and keep us advised of further progress on the LDP.

Kind regards

John

John Handley
Director

John Handley Associates Ltd
Chartered Town Planning Consultants
1 St Colme Street
Edinburgh
EH3 6AA



Scottish Borders Local Development Plan
Proposed Plan (2013)

Statement of Objection

On behalf of:

CWP Property Development & Investment

In respect of:

**Non-Allocation of Approved Retail
Development Site at Dunsdalehaugh,
Selkirk**

JOHN HANDLEY ASSOCIATES LTD

Chartered Town Planning Consultants

1 St Colme Street

Edinburgh

EH3 6AA

February 2014

**Scottish Borders Local Development Plan
Proposed Plan (2013)**

Statement of Objection

On behalf of CWP Property Development & Investment

**In respect of the Non-Allocation of Approved Retail Development Site at
Dunsdalehaugh, Selkirk**

Contents:

- 1.0 Introduction & Background
- 2.0 Purpose of Statement & Supporting Documents
- 3.0 Site Description & Existing Uses
- 4.0 Summary of Previous Submissions at EOI & MIR Consultation Stages
- 5.0 Proposed Allocation in LDP
- 6.0 Accordance with Scottish Planning Policy
- 7.0 Conclusions & Recommended Changes to the Proposed Plan

Additional Supporting Documents:

Appendix 1: Marketing Brochure

Appendix 2: Approved Layout Plan

Anticipated Core Documents (not submitted):

- SEA – Environmental Report
- Retail Technical Note
- Scottish Borders Retail Study (September 2011)
- SPP
- Previous Submissions made at EOI and MIR consultation stages

1.0 Introduction & Background

- 1.1 This Statement has been prepared by Chartered Town Planning Consultants, John Handley Associates Ltd, on behalf of landowners and property developers, CWP Property Development & Investment.
- 1.2 It is submitted in response to Scottish Borders Council's publication of its *Local Development Plan - Proposed Plan* and objects to the failure of the Council to allocate the existing and approved retail site at Dunsdalehaugh, Selkirk as a commercial centre within the new LDP.
- 1.3 It also objects to the Proposed Plan's failure to identify a network of retail centres, and to explain the role of each centre in this network. As recommended by Scottish Planning Policy (paragraphs 53 to 55), this network should include town centres, commercial centres and other local centres, and should take the form of a hierarchy.
- 1.4 As drafted, the Proposed Plan is not fully compliant with SPP paragraphs 53, 54 and 55 in that it fails to acknowledge the important role and function of the commercial centres in the Scottish Borders area. This includes our client's existing and approved retail development at Dunsdalehaugh, Selkirk.
- 1.5 This is an unacceptable outcome, and one that must be addressed either by the Council or the Reporter through the subsequent LDP Examination.
- 1.6 Our client has made representations to the Council on this specific matter at the Expressions of Interest (EOI) stage in January 2011 and the subsequent Main Issues Report (MIR) stage in June 2012. The reasoning behind this request is therefore well-known to the Council.
- 1.7 The objection site is an established, out-of-centre retail development and is highlighted on the location plan and indicative layout plans contained within the marketing brochure submitted as Appendix 1. It also benefits from two planning permissions (SBC reference nos: 07/01466/FUL and 07/01441/FUL).
- 1.8 On behalf of our client, we therefore request that the new LDP allocates the 1.41 hectares hectare site at Dunsdalehaugh, Selkirk as a *commercial centre* within a widened network of centres, with the vacant part of the site allocated as a specific retail development opportunity. This would include opportunities for food and non-food retailing on the site.
- 1.9 Justification for this suggested allocation is set out below, along with a review of the site's planning history, current uses and an assessment of the SPP.

2.0 Purpose of Statement & Supporting Documents

- 2.1 This Statement provides a concise summary of the case, and is accompanied by separate Supporting Documents as appendices to the Statement.
- 2.2 Whilst we are aware that there is no automatic opportunity for parties to expand on their representation later in the process, we would welcome the opportunity to submit additional evidence to the Council and/or the Local Development Plan Examination, once the Council's position is confirmed.
- 2.3 As discussed above, the objection site has previously been considered by the Council to be an appropriate location for new retail development. The planning merits of the site are therefore well-known, and have been accepted by the Council. It is not intended to repeat these planning grounds in this Statement, but rather, and in view of the relevant regulations, the key points of this planning case are set out with further focus on additional information that further validates this position. We have therefore set out below a summary of the site, its existing uses and planning history; a review of the previous submissions at the earlier consultation stages; and an assessment of the proposals in light of the Council's Retail Study and the SPP.

3.0 Site Description & Existing Uses

- 3.1 The location and extent of the objection site is highlighted in the attached marketing brochure and the approved layout plan which are enclosed as Appendix 1 and Appendix 2. The site extends to 1.41 hectares and is located at the northern entrance into Selkirk taking access from the A7.
- 3.2 The site has an extensive planning history and is located within an established retail/commercial area. It was formerly occupied by the Selkirk Glass Centre and Dunedin BMW car showrooms, but following the granting of planning permission and change of use, the site is now occupied by two large retail units with extensive car parking. One of the retail units is leased to Leading Labels and sells clothes and fashion goods, and the second is leased to Baxters Food Group and is operated as a restaurant and gift shop with a focus on quality foods. Baxters have, however, recently announced their intention to vacate this unit.
- 3.3 Following the granting of a further planning permission in 2010, an additional 3 retail units are proposed on the site to the rear of the existing units. Full details of the current and proposed configuration of the site are shown in the plans submitted as Appendix 1 and 2.
- 3.4 The site is defined by roads on three sides: the A7 to the east; Dunsdale Haugh to the south; and an access road to the west. The latter not only provides access to the site but also to another large out-of-centre retail unit (the Co-op NGT furniture store) which lies on the plot to the immediate north of the site. To the south, there is the Belmont car showroom facility, and beyond this, employment land.
- 3.5 Our client's site, together with the adjacent furniture store, can be considered to be an established, well-used and important commercial centre.

Planning History & Current Allocation in Adopted Local Plan

- 3.6 The site lies within the Approved Development Boundary of Selkirk but has no specific designated land use within the Adopted Local Plan or Local Plan Amendment. As such, there are no current policy restrictions on this site.
- 3.7 Units 1 and 2 were approved under Planning Consent 07/01466/FUL which allowed for *"Alterations and change of use of Unit 1 to form visitors centre including Class 1 retail including food and non-food retail, and restaurant, and Unit 2 to form non-food retail unit"*.
- 3.8 Units 3, 4 and 5 were approved under Planning Consent 07/01441/FUL which allowed for the *"erection of Class 1 non-food retail units with associated parking and parking to serve the existing retail units"*.

4.0 Summary of Previous Submissions at EOI and MIR Consultation Stages

- 4.1 Our client made representations to the Council on this matter in response to the EOI Consultation in January 2011 (SBC ref: P-D1-8.40), and the subsequent MIR Consultation in June 2012. We have not resubmitted further copies of these previous submissions, but can make these available to the Council, or the Reporter, if required.

Assessment of Site within the SEA – Environmental Report

- 4.2 Following the EOI submission, our client's site was not identified in the MIR, but it was included in the accompanying *SEA – Environmental Report* which was prepared in January 2012 and formed part of the MIR consultation.
- 4.3 The SEA – Environmental Report included our client's site as *Reference GSELK002* and confirmed that the overall assessment was "*Acceptable*". However, the conclusions set out in the SEA Environmental Report stated that the specific allocation of the site for retail use is not needed as any applications would be considered on their own merits. It also considered that a specific retail allocation would create a presumption against other uses, and the current non-specific allocation allows a range of uses.
- 4.4 In our response to the MIR consultation, we welcomed the recognition in the Environmental Report that the site is an "*acceptable*" retail site, but disagreed with the suggested "*non-specific allocation*". We noted that this does not reflect the site's planning permissions and adjacent uses. It also contradicts the advice of the SPP which advises that: "*Development plans guide the future use of land and the appearance of cities, towns and rural areas. They should indicate where development, including regeneration, should happen and where it should not.*" (SPP Paragraph 11).
- 4.5 We also noted that paragraph 14 of the SPP confirms that: "*Development plans should provide clear guidance on what will or will not be permitted and where. This should be very clear from the proposals map. Only policies that provide a clear indication of how a decision maker will react to a development proposal should be included in the plan. Plans should therefore provide opportunity and stability*".
- 4.6 On this basis, we suggested that there is both a need and justification for a specific retail allocation in the LDP for our client's existing and approved retail site.

Flood Prevention Scheme

- 4.7 The SEA – Environmental Report also noted that there are flooding issues on part of our client's site, but recognised that future flood mitigation measures will address this issue.

- 4.8 Further progress has been made on this matter, and we can confirm that the Selkirk Flood Protection Scheme 2012 (which includes substantial mitigation measures along Dunsdalehaugh) was approved by the Council in June 2012. The Scheme became operative under the Flood Risk Management (Scotland) Act 2009 in August 2012 and was granted the associated Deemed Planning Permission by the Scottish Ministers in October 2012. As such all of the required approvals/permissions for the Scheme have been secured and in December 2012 the Scheme's Project Board provided authorisation for Stage 6 of the project (Detailed Design) to commence. The project team has been focusing on this stage throughout 2013, and will conclude the detailed design by spring 2014 at which point the process of appointing a contractor will commence. Subject to the provision of Scottish Government funding, it is anticipated that construction will begin in the autumn of 2014 and will conclude towards the end of 2016.
- 4.9 The flood risk issues are therefore being addressed and will, subject to available funding, be in place within the period of the new LDP. This will effectively remove any flood risk issues associated with this development site.

Council's Response to MIR Submission

- 4.10 Following our further response to the MIR consultation, the Council assessed our submission and concluded that: *"The site is located within the settlement boundary and the area is predominantly retail use. The Council promotes focus on retail within town centre and it is therefore not supporting allocation of this edge of town site"*.

5.0 Proposed Allocation in LDP

- 5.1 The objection site has therefore not been given any specific designation or allocation in the Proposed Plan, but is shown as falling within the Selkirk settlement boundary.
- 5.2 In view of the site's previous uses; the existing food and non-food retail uses; the planning permission for further retail development; and the adjacent commercial and retail uses, it is clear that this site forms a key part of an established retail/commercial area.
- 5.3 Whilst the site currently has no specific policy designation in either the adopted local plan or the more recent local plan amendment, it already accommodates existing and operating class 1 retail units, and car parking and landscaping associated with these developments.
- 5.4 As such, we would request that the site is identified as a commercial centre in the new LDP, with the vacant part of the site allocated as a specific retail development opportunity.

Scottish Borders Retail Study (September 2011)

- 5.5 Further support for this suggested allocation can be found in the Council's *Scottish Borders Retail Study (September 2011)* which is a supporting technical report that has been used to inform the preparation of the new LDP.
- 5.6 The Council's Retail Study specifically acknowledges the important role of this existing and committed retail development (and the adjacent NGT furniture store) at paragraphs 4.80 and 6.11, and the development is included within *Table 47 Development Commitments and Potential Opportunities* and *Table 59 Comparison Retail Development Commitments* of the Council's Retail Study.
- 5.7 The important role and future potential of this retail centre within the local Selkirk area and the wider Scottish Borders area is therefore fully acknowledged within the Council's latest Retail Study. As such, it should be similarly recognised within the LDP.
- 5.8 The Council's Retail Study also confirms the very significant level of retail expenditure leakage from Selkirk and advises that:

"We have observed earlier that Selkirk is not particularly effective at retaining spending locally, with £7 million convenience and more than £12 million of comparison spending being exported to Galashiels. As Tables 40 and 42 illustrate, this represents around half of its total locally-generated retail spend. There is also some leakage to Hawick, so that Selkirk finds itself squeezed by both larger centres. Arguably there is a qualitative deficiency in convenience provision in the town which is tending to encourage leakage of spending, and

more than a third of local spending is provided by top-up rather than main food trips (Figure 9), emphasising the fact that a high proportion of households are in the habit of doing their main food shopping elsewhere. This raises the issue as to whether some improvement in shopping provision could assist in retaining a higher level of spending within the local area.” (paragraph 4.81 of Scottish Borders Retail Study - September 2011).

- 5.9 The Retail Study further confirms that: *“The Selkirk area loses 60% of its locally-generated convenience spending and 82% of its comparison spending. Consequently from a sustainability point of view there is merit in looking at improving its retail offers.”* (paragraph 6.11).
- 5.10 The Council’s Retail Study has therefore identified both a quantitative and qualitative deficiency in the existing retail offer in Selkirk. The level of retail leakage is very significant – 60% for convenience shopping and 82% for comparison shopping.
- 5.11 Where such deficiencies are identified, the SPP (at paragraph 56) clearly advises that: *“The development plan should enable gaps and deficiencies in provision of shopping, leisure and other services to be remedied by identifying appropriate locations for new development and regeneration. Commercial realities should be taken into account when development plans are prepared. Planning authorities should be responsive to the needs of town centre uses, identifying suitable and viable sites in terms of size, location and availability within a reasonable time period, indicating how and when constraints could be resolved. Opportunities for improving the physical quality and sustainability of town and commercial centres should also be identified in the development plan, providing the framework for the development of town centre strategies.”*

Flaws in the proposed retail strategy as set out in Council’s Retail Technical Note and the LDP Proposed Plan

- 5.12 Despite these clear findings from the Council’s Retail Study, and the advice of the SPP, the Council’s Retail Technical Note which considered the background and context of retail development within the Scottish Borders, and was used to inform the preparation of the MIR and the Proposed Plan, has chosen to ignore these findings.
- 5.13 The Retail Technical Note does recognise the current gap in provision and confirms at paragraph 3.5 that: *“there would be clear benefits in achieving improvements to retail provision across all the main towns within the Scottish Borders area, not least by enabling more people to shop locally instead of having to travel elsewhere”.*

5.14 However, the Technical Note then goes on to state that: *“there is only so much Local Authorities can do to guide retail investment to its preferred locations. Retailers will only invest in locations where they can rely on a good return on that investment, and particularly in uncertain economic times — will not be prepared to take significant risks by opening stores in locations which do not have a sufficiently attractive retail profile”.*

5.15 The Retail Technical Note also accepted, at paragraph 3.6, that:

“The findings concluded that, although it would be desirable to reduce leakage from Selkirk, Jedburgh and Eyemouth, there is not enough spare expenditure to support new stores. Therefore qualitative factors in support of such developments would need to be considered.”.

5.16 Rather than take a proactive and positive approach to remedying these acknowledged local deficiencies, the Technical Note recommended instead a very narrow focus on directing any new retail development towards Galashiels to the exclusion of all other Borders towns, including Selkirk which is suffering from a significant and unsustainable level of retail leakage.

5.17 Paragraph 3.8 of the Technical Note advised that: *“Future retail development should be focused on comparison retail development within Galashiels, where there is a greater potential for growth. The findings from the study show that Galashiels is the only location that could support significant new provision... The study concluded that in the current financial climate there are very limited opportunities elsewhere for significant new retail floorspace additions to town centres, however there could be qualitative factors in support of such developments”.* Paragraph 3.9 then advised that: *“the existing CLP identifies sufficient land that could accommodate potential future retail development within Galashiels. Therefore, it is not proposed to identify any land specifically for retail within the LDP.”*

5.18 This very negative and narrow approach to new retail development is then translated into a “retail strategy” in the LDP Proposed Plan at paragraph 1.2 on page 39 which states that:

“Scottish Planning Policy (SPP) sets out policy for town centres and requires that decision making is guided by a network of centres which will, depending on circumstances, include town centres, commercial centres and other local centres and may take the form of a hierarchy. The Strategic Development Plan does not identify any Strategic Town Centres within the Scottish Borders. There are some small scale, edge of town or out of town, retail clusters in the Borders but no commercial centres of the size and importance to justify inclusion in the hierarchy. Development will be directed to the identified District Town Centres. Decision making will be guided by the role in the network of centres, whether the centre is a regeneration priority and by the results of any vitality and viability studies. Development proposals will also be assessed against any development briefs”.

- 5.19 The Proposed LDP therefore identifies no new retail development sites within the Borders area, and considers that there is no need to identify any of the existing commercial centres within a hierarchy or network of retail centres.
- 5.20 We disagree with this approach which conflicts with the findings of the Council's Retail Study, and fails to comply with the requirements of the SPP.
- 5.21 As noted in our response to the MIR, we consider that there is a need for a proper network of retail centres, and would request that this should be widened to include other retail centres, including commercial centres, and not solely restricted to town centres.
- 5.22 This approach would be consistent with the advice contained within the SPP which requires LDPs to set out a network of centres, including town and commercial centres.
- 5.23 This would also allow our client's site (and adjoining retail uses) to be properly identified and recognised as an existing commercial centre with scope (and consent) for further expansion.
- 5.24 On this basis, there is both a need and justification for a review of the existing network of centres, and the identification and allocation of existing and proposed commercial centres, as well as the existing town centres. This would include a specific retail allocation in the LDP for our client's approved retail site which would accord with the advice set out in the SPP.

6.0 Accordance with Scottish Planning Policy

- 6.1 As noted above, the consolidated Scottish Planning Policy document (SPP) sets out the Scottish Government's policy on nationally important land use planning matters. The policies expressed within it should be used to inform development proposals from initial concept to implementation.
- 6.2 The overarching purpose of the Scottish Government is to increase sustainable economic growth. The SPP reiterates that the planning system should proactively support development that will contribute to sustainable economic growth.
- 6.3 It acknowledges that achieving sustainable economic growth requires a planning system that enables the development of growth enhancing activities across Scotland, and protects and enhances the quality of the natural and built environment as an asset for that growth.
- 6.4 Planning authorities are encouraged to take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth.
- 6.5 Paragraph 14 of the SPP states that: *“Development plans should provide clear guidance on what will or will not be permitted and where. This should be very clear from the proposals map. Only policies that provide a clear indication of how a decision maker will react to a development proposal should be included in the plan. Plans should therefore provide opportunity and stability”*.
- 6.6 In terms of the identification of retail development sites, the SPP recommends at paragraphs 53 to 56 that:

“Development plans should identify a network of centres, and explain the role of each centre in the network. The network will, depending on circumstances, include town centres, commercial centres and other local centres, and may take the form of a hierarchy. Within the network the individual role of each centre should support and be supported by the role of other centres...”

“Commercial centres are distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or on retailing and leisure uses. Examples of commercial centres include out-of-centre shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres...”

“Investment to maintain and improve commercial centres should be supported where the centres are part of the network ...The development plan should enable gaps and deficiencies in provision of shopping, leisure and other services to be remedied by identifying appropriate locations for new development and regeneration. Commercial realities should be taken into account when development plans are prepared...Opportunities for improving the physical quality and sustainability of town and commercial centres should also be identified in the development plan.”

- 6.7 The inclusion of a wider network of centres within the LDP, and the allocation of our clients' site as a commercial centre with scope for further retail development within this network would therefore accord with the advice set out in the SPP.

7.0 Conclusions & Recommended Changes to Proposed Plan

- 7.1 For the reasons set out in this Statement, our earlier submissions, and the accompanying documents, we therefore request that the new LDP identifies a network of centres which includes existing and proposed commercial centres. It should also allocate our client's 1.41 hectares retail development site at Dundsdalehaugh, Selkirk as a commercial centre within this widened network of centres, with the vacant part of the site allocated as a specific retail development opportunity. This would include opportunities for food and non-food retailing on the site, as well as restaurant use.
- 7.2 This approach would be consistent with the advice contained within the SPP and would reflect the site's previous and existing uses; the planning permission for further retail development; and the adjacent commercial and retail uses.
- 7.3 The inclusion of the site within the new LDP and its allocation as an existing commercial centre with further retail development opportunity would confirm the appropriate policy framework for the site reflecting its current uses and its established part of the retail hierarchy.
- 7.4 By making this suggested change, the LDP would provide the required policy framework within which investment decisions can be made with confidence, and address acknowledged local retail deficiencies. In doing so, it would also help to address and reverse the very high, and unsustainable, levels of retail leakage that are being found within the local Selkirk area.
- 7.5 We trust these comments and recommendations will be given appropriate consideration by the Council, and we reserve the right to expand upon this Statement and take part in any subsequent local development plan examination to support our client's position and respond to any comments submitted by the Council or any third parties.
- 7.6 We would also wish to stress that our client is keen to progress matters in partnership with the Council and would welcome the opportunity to discuss the terms of this representation in further detail, should the opportunity arise.

JOHN HANDLEY ASSOCIATES LTD

Chartered Town Planning Consultants

1 St Colme Street

Edinburgh

EH3 6AA

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for stamp duty, land tax, registration dues and VAT incurred thereon.

RATING

The premises will require to be assessed for rating purposes upon occupation.



FURTHER INFORMATION

Strictly by prior appointment through the joint letting agents:



Culverwell
PROPERTY CONSULTANTS
0141 248 6611
www.culverwell.co.uk

Culverwell
16 Gordon Street
Glasgow
G1 3PT

Contact: John Miller
Tel No: 0141 248 6611
Email: john@culverwell.co.uk



Coates & Co
PROPERTY CONSULTANTS AND CHARTERED SURVEYORS
0131 225 8181

Coates & Co
37 One
37 George Street
Edinburgh
EH2 2HN

Contact: Alasdair Coates
Tel No: 0131-225 8181
Email: info@coatesandco.net



TO LET

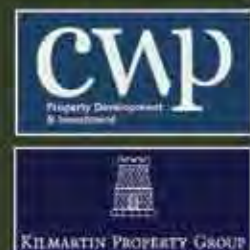
UNITS FROM 5,000 - 15,000 SQ.FT

FIRST PHASE RETAIL CONSENT GRANTED



EXCITING NEW RETAIL DEVELOPMENT

SELKIRK
DUNSDALEHAUGH
SCOTTISH BORDERS
TD7 5EF



A joint venture between CWP and Kilmartin Property

MISREPRESENTATION ACT 1967 and
PROPERTY MISDESCRIPTIONS ACT 1991
AD Coates & Co and Culverwell for themselves and for vendors or lessors of the
property whose agents they are, give notice that: (1) The particulars are produced in
good faith, are set out as a general guide only and do not constitute any part of a
contract. (2) No person in the employment of the agent(s) has any authority to make
or give any representation or warranty whatever in relation to this property. (3) This
property is offered subject to contract and, unless otherwise stated, all rents are
quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a
statement that the property is in good condition or that any services or facilities are in
working order. (5) Unless otherwise stated, no investigations have been made
regarding pollution or potential land, air or water contamination. Interested parties
are advised to carry out their own investigations if required.

LOCATION

Selkirk is situated in the heart of the Scottish Borders. The town has a population in the order of 6,000 persons, however, benefits from an influx of tourists during the summer months. Selkirk is approximately 42 miles south of Edinburgh via the A7 trunk road which runs south to Carlisle and north to Galashiels.

The site occupies a highly prominent position with substantial frontage to the A7 and adjoins the circa 30,000 sq ft Co-op NGT furniture store, the largest furniture outlet within the Scottish Borders.

DESCRIPTION


The development is to comprise two existing units of approximately 15,500 sq ft plus a further 15,000 sq.ft of new build accommodation.

Unit 1 has been pre-let to Baxters Food Group (approximately 9,000 sq.ft). This will be Baxters fifth store in Scotland which will be formatted as a leisure and lifestyle destination incorporating non-food retail, gifts, foodhall and upmarket restaurant.

Unit 2 Unit 2 has been prelet to leading labels a quality Fashion operator with 23 stores throughout the UK.

Units 3, 4 and 5 extending in total to a further 15,000 sq.ft are likely to be available for occupation around early summer 2008.

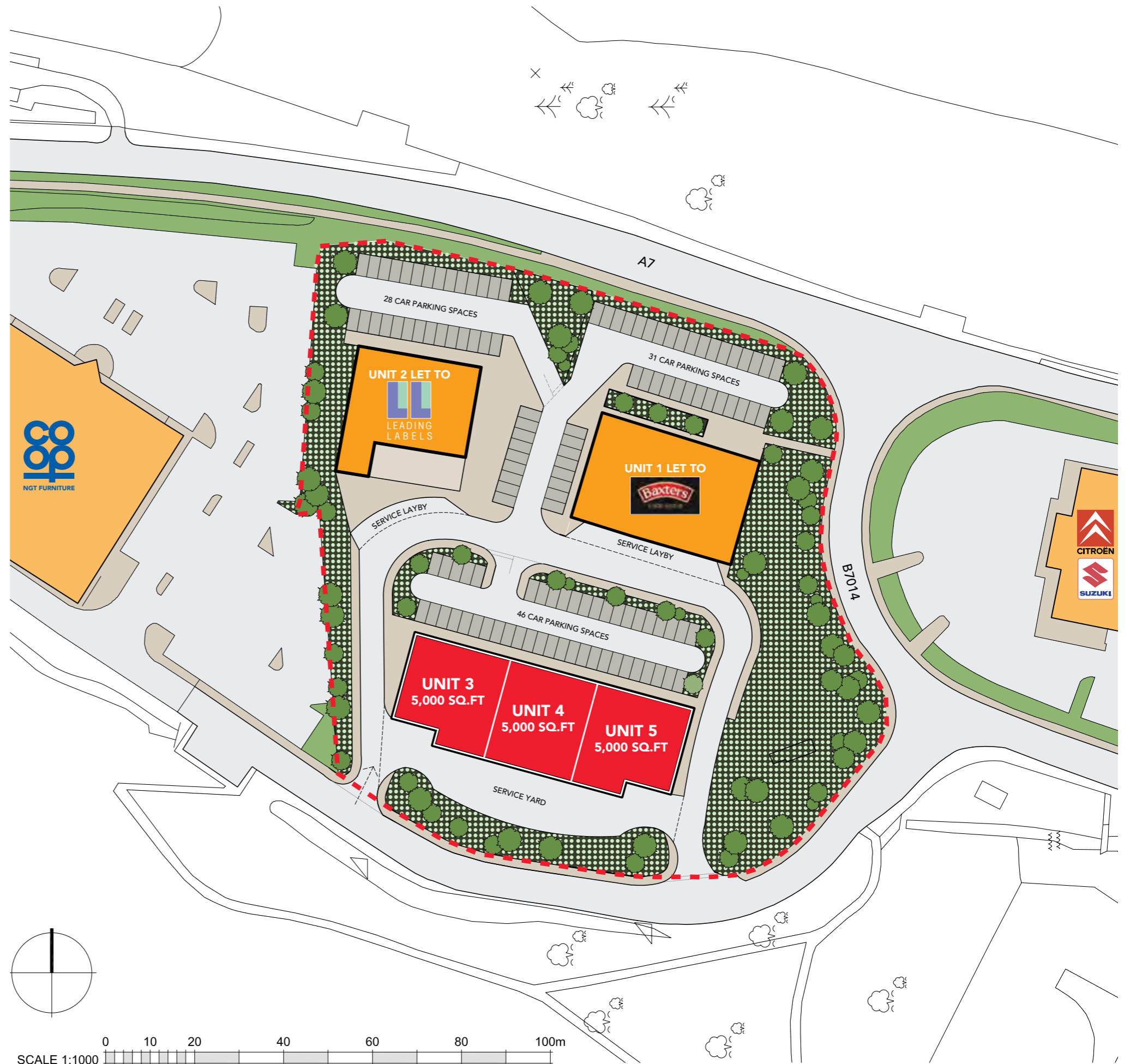
SCHEDULE OF ACCOMMODATION

UNIT	TENANT	SIZE (SQ.FT)	SIZE (SQ.M)
UNIT 1	 Baxters	8,934	830
UNIT 2	 LEADING LABELS	6,562	610
UNIT 3	TO LET	5,000	464.5
UNIT 4	TO LET	5,000	464.5
UNIT 5	TO LET	5,000	464.5
TOTAL		30,496	2,833.5

At this point in time, units 3, 4 and 5 are designed to be split into units to suit retailer requirements and therefore we are able to offer smaller or larger sizes than the 5,000 sq.ft units shown.

LEASE TERMS

The premises are available on full repairing and insuring lease terms with provision for a 5 yearly upward only rent reviews.



AMENDED PLAN
 21/03/10
 App No. 02/0001/10



- LEGEND
- EXISTING LANDSCAPE REMOVED
 - APPLICATION BOUNDARY
- NOTES
- 1 AREA OF EXISTING PLANTING RELATES TO ACCESSIBILITY AT ENTRANCE TO BE REPLANTED WITH LOW LEVEL SHRUBS EXISTING LANDSCAPING
 - 2 EXISTING HILL LEAD TO BE CLIPPED OVER TO FORM NEW 30 PENCE FARD AND 90 LANDSCAPE AREA WITH FEATURE BARRIERS LANDSCAPED SCREENS
 - 3 EXISTING LANDSCAPE TO BE RETAINED
 - 4 EXISTING PATH TO BE RETAINED
 - 5 PROPOSED BICYCLE STORAGE LOCATION
 - 6 LANDSCAPING AT ENTRANCE AND EXIT JUNCTION TO BE LOW LEVEL TO MAINTAIN VISIBILITY
 - 7 1.2M WEDGE HEDGE TO SCREEN PARKING BAYS
 - 8 SCHEDULED ADVISORY VEHICLES TO BE PLACED WITH SHIPPED WHEELS TO FOOTPATH, GRASSBANKS FOR EQUALITY TO LANDSCAPING ZONE AND COLLAPSIBLE BOLLARDS
- TOTAL CAR PARKING
- UNIT 1 = 870m²
 - UNIT 2 = 530m²
 - UNIT 3 = 380m²
 - UNIT 4 = 490m²
 - UNIT 5 = 450m²

Scottish Borders Council
 Town And Country
 Planning (Scotland) Act
 1997

APPROVED

subject to the
 requirements of the
 associated Decision
 Notice

- 1 100mm 50% PLAN GRANITE, 50% GRANITE PLANNED GRASS
- 2 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS
- 3 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS
- 4 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS
- 5 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS
- 6 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS
- 7 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS
- 8 100mm 50% GRANITE, 50% GRANITE PLANNED GRASS

