

**Unique visitor development location,
Wilton lodge Park, Hawick.**

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Tourism Land Opportunity

The award winning Wilton Lodge Park is easily accessible from the A7 and within walking distance to the town centre along the banks of the picturesque River Teviot. The park is an attractive and vibrant area of Hawick which is currently undergoing a transformation with the investment of £3.5m of Heritage Lottery funding to regenerate the facilities with the installation of a new bandstand, café, Museum Gallery and play park.

The project will also increase the variety of audiences and overall footfall within the park and surrounding area and create a vibrant outdoor destination in Hawick

A new bridge will provide quick access to the town centre and its visitor attractions such as Borders Textile Townhouse and Heart of Hawick.

VisitScotland has identified the UK domestic market as the primary visitor market for the Scottish Borders. Further market research indicates that there is a need for self-catering, B&B and caravan accommodation types nationally, with specific opportunities for static and touring caravan facilities. This is also reflected locally with a lack of appropriate supply of serviced visitor accommodation in the Scottish Borders.

For the camping / caravan market there are approx 40 serviced and certificated sites in the Scottish Borders. In the current economic climate, VisitScotland estimates an increase in demand for camping / caravanning breaks. In 2012 Scotland recorded over 1.3 million trips staying in Holiday Parks, caravan & camping sites or static caravan accommodation. Visitors stayed 5.6 million nights and spent £229 million during their trip.

Touring Caravan & Camping Site

Wilton Lodge Park, Hawick

more info click

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Proposal

To develop a 90 pitch caravan site at the location currently utilised as a sports / playing pitch and training area. Proposal should include amenity, service and reception facilities, operating on a year-round basis.

Lease terms

This is a green-field site lease with the development to be progressed by a private sector developer and offers are invited for a 40 year lease. Rent will be payable monthly in advance with 5 yearly rent reviews. The tenant will be responsible for all repairs, maintenance and insurance. The rateable value of the subjects is to be confirmed.

Planning

The development will require the relevant statutory permissions, including trunk road authority, planning and building standards, environmental health and an operator licence. Initial discussions have taken place with the relevant local authority contacts and landscape / heritage and parks officers with no insurmountable issues identified at this stage from the local authority.

Neighbourhood Services has confirmed that an additional replacement pitch could be accommodated within the main playing area in Wilton Lodge park by reconfiguring the current layout. An alternative evening winter training venue and relocation of the floodlighting requires further discussions with the sports users. The costs for relocating the existing

pitch and floodlighting will be borne by the tenant. Under planning policy, please note that predominantly static caravan proposals are not considered acceptable.

On-Site Requirements

On site requirements including liaison with park users (sports clubs/local clubs), natural heritage and landscape and design officers will be considered as part of any application.

Off-site requirements

Suitable access will be confirmed through the planning process under roads consultation. The sports pavilion will continue to be used as a sports changing room for the adjacent Wilton Park.

Services

All mains services are understood to be available on or adjacent to the

subjects, however, interested parties are advised to make their own inquiries in this regard.

General

Expressions of interest are invited. Please contact James Morison jmorison@scotborders.gov.uk. A closing date may be set for offers. Please note that only those parties who formally notify their interest with Scottish Borders Council Estate Management will be informed of the closing date and details of how to submit an offer. The Council is not bound to accept the highest or indeed any offer for the subjects of let. Whilst every effort has been taken in the preparation of these particulars and they are believed to be correct this cannot be guaranteed.

Any offer should include the identity of the offeror, the rent offered, clear

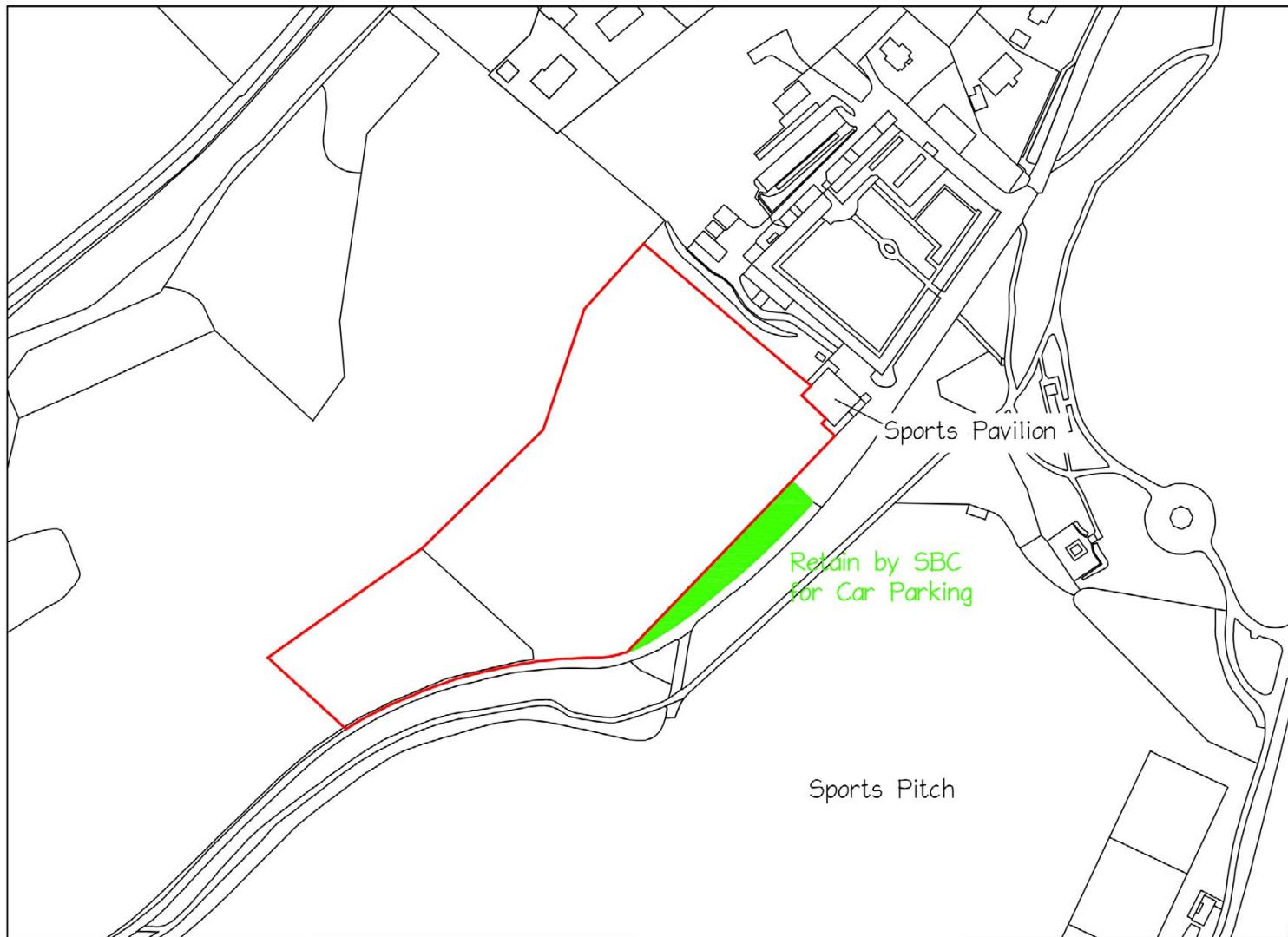
details of the proposed layout and design, proposed timescale for the project and any other conditions.

Legal

Each party will be responsible for their own legal fees incurred in respect of this transaction.

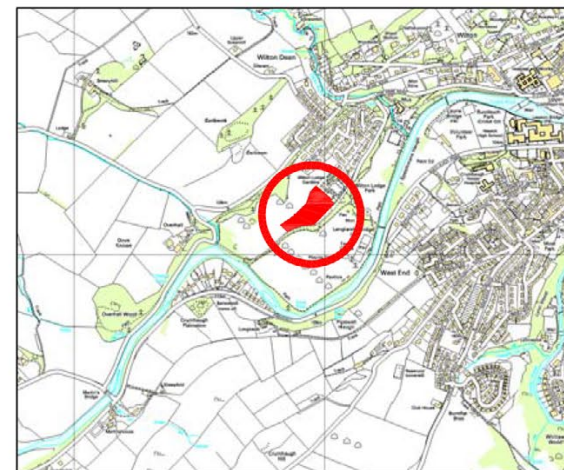
Expressions of interest are invited.

Please contact:
James Morison
jmorison@scotborders.gov.uk
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Scale 1:2,500

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LOCATION PLAN (SCALE 1:30,000)

Proposed Development at:
Wilton Lodge Park
Hawick

Area: 15,990.8 m² o.t.
(3.951 Acres o.t.)

13/PL/063

Date: 11th November 2013

