



KINGSMEADOWS

E S T A T E

KINGSMEADOWS ROAD, PEBBLES
EH45 9HR

www.savills.co.uk/kingsmeadows



LOCATION

Kingsmeadows Estate lies on the south bank of the River Tweed approximately 1 mile south east of Peebles town centre. Peebles is set at the convergence of the River Tweed and the Eddleston Water in a dramatic setting framed with high hills on all sides and lying approximately 25 miles to the south of Edinburgh.

Peebles has a long history dating back to the 12th century when the town was awarded its status of Royal Burgh. The town flourished with the arrival of the industrial revolution and in particular the expansion of the woollen industry. Now Peebles is an affluent market town with a population of approximately 8,000 and serves the larger surrounding rural area. Due to its location, setting and proximity to Edinburgh, it has been an attractive proposition for house builders with a strong commuter base for Edinburgh.



Peebles boasts a thriving business and professional community, as well as a strong retail centre serving the surrounding community. The town has excellent amenities including a sports centre, renowned arts centre, swimming pool and golf courses, including the Championship Course at Cardrona. The local primary and secondary schools include Priorsford Primary, Kingsland Primary, and Peebles High School, whose reputations are widely recognised.

Set amidst some of the finest scenery in southern Scotland, country pursuits abound locally, with globally recognised fishing and mountain-biking available in the area. The hills and forests surrounding the town also provide plentiful walks and country trails.





DESCRIPTION

Savills are delighted to offer the historic Kingsmeadows Estate for sale as a whole or as two Lots.

Kingsmeadows House & Policies (Lot 1)

The B listed Mansion House is situated adjacent to the River Tweed within the historic walls of the Estate. Accessed via a four bedroom Gate Lodge, the Mansion House is arranged over 4 floors and is currently split into 11 self-catering flats with an approximate gross internal area of 1,673 sq.m [18,008 sq.ft). An exhibition room has been created within the former library and the old ballroom has been converted into a conference room. Further facilities in the house include a games room, lounge, launderette and soft playroom.

The Mansion House is set within beautifully landscaped policies including a putting green and tennis court with mature woodland to the east and west of the site. The site extends to approximately 6.96 ha [17.2 acres) and includes the riparian salmon fishing rights on the south bank of the River Tweed.

The Scottish Environmental Protection Agency has a lease over an area of ground within the grounds of Kingsmeadows House. The area of ground leased extends to approximately 160 sq.m [1,722 sq.ft) and is located at Ordnance Survey NT 2576 4002. The ground is used as a Gauging Station for monitoring the level and flow of the river.

The area of ground has been let for a period of 20 years from 29th March 2009, and has an annual rent passing of £50, subject to 10 yearly RPI reviews. SEPA have a right of access for SEPA staff over the grounds via a stipulated route. At their discretion, the owners have the ability to terminate the lease at any time, serving no less than 6 months notice in writing. Further details are available upon request.

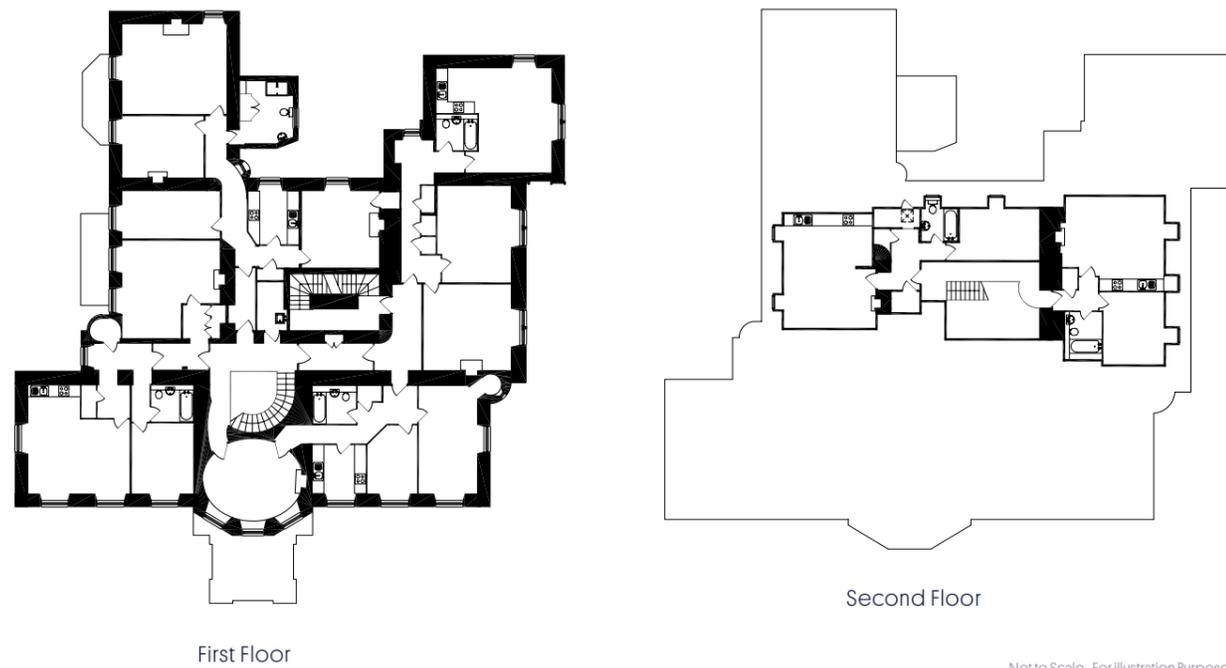
About 17 acres.



KINGSMEADOWS
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FLOOR PLANS KINGSMEADOWS HOUSE



Not to Scale - For illustration Purposes Only.

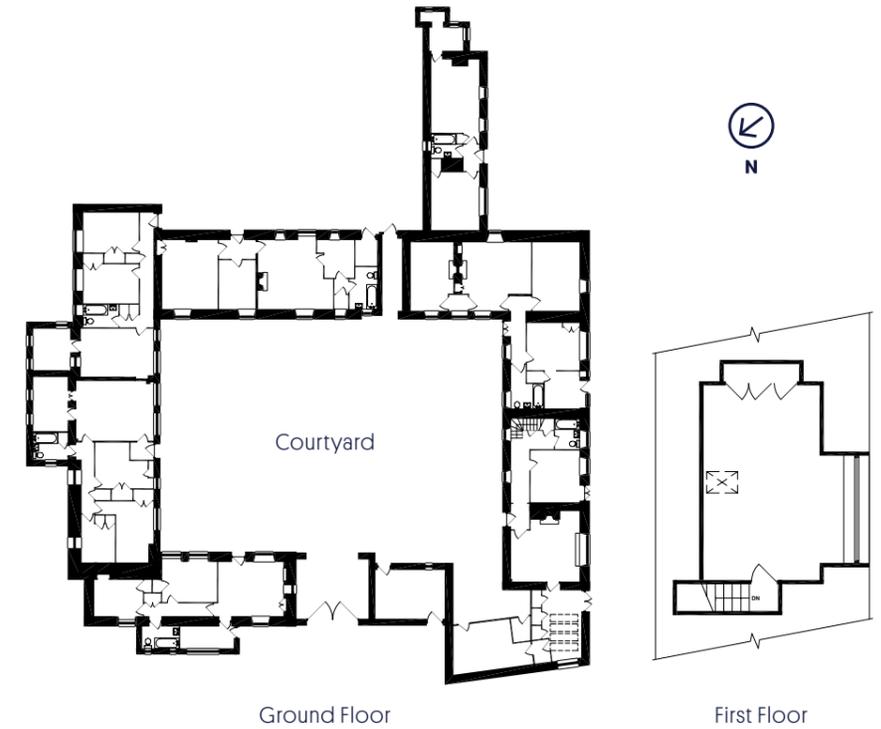


FLOOR PLANS STABLE BLOCK

Stable Block & Gardens (Lot 2)

The C listed Stable Block is situated outside the Estate walls on the south side of Kingsmeadows Road. The quadrangular steading with a segmental carriage arch forming the gated entrance from Talisman Place leads onto a central courtyard.

The Stable Block is currently split into 7 holiday cottages which extend to an approximate total gross internal area of 572 sqm [6,157 sq ft). The steadings benefit from well maintained gardens with the site area extending to approximately 0.74 ha [1.83 acres).





DEVELOPMENT OPPORTUNITIES

In recent years a range of possible development opportunities have been identified. Subject to approval of detailed proposals by the Local Planning Authority, these include the following:

- ▶ Re-development of Kingsmeadows House into either multiple units or as a single dwelling
- ▶ Possible new-build development in the policies of Kingsmeadows House
- ▶ Conversion of the Stable Block to residential use
- ▶ Possible new-build development in the gardens of the Stable Block
- ▶ Leisure or Institutional Use

Kingsmeadows Estate Indicative Development Layout



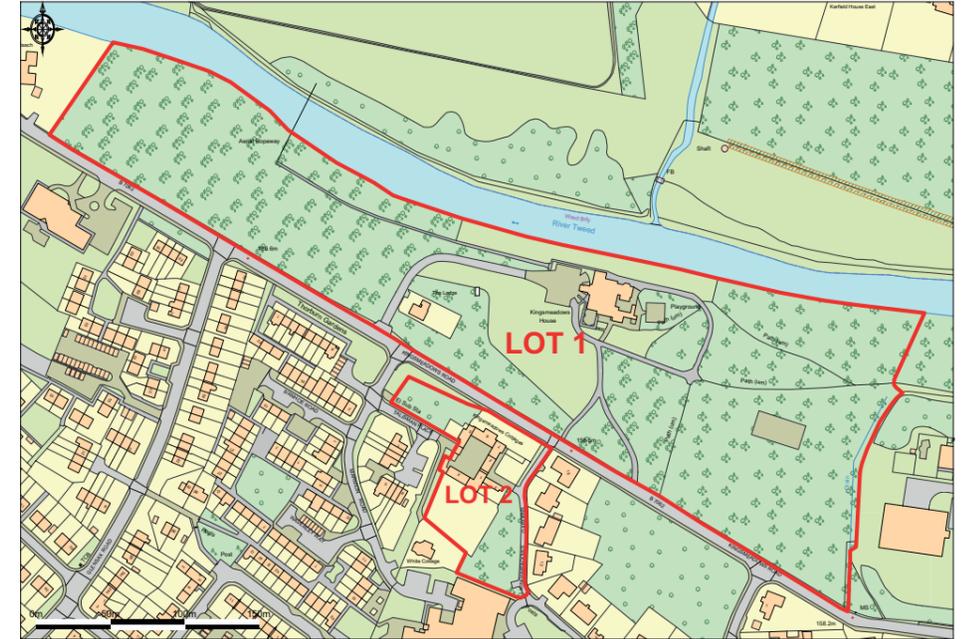
- A TOWNHOUSES
- B TOWNHOUSES
- C KINGSMEADOWS HOUSE
- D COURTYARD EXTENSION
- E DETACHED HOUSES
- F THE REDEVELOPED STEADING; RESIDENTIAL
- G NEW RESIDENTIAL



Not to Scale - For Illustration Purposes Only.



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PLANNING

Relevant planning policy is contained within the Scottish Borders Consolidated Local Plan 2011, which shows that Kingsmeadows Estate is located within the Peebles settlement boundary. The proportion of Kingsmeadows Estate located to the north of Kingsmeadows Road falls within the Peebles Conservation Area.

Local Plan policy offers protection against inappropriate development. Any 'infill' development would need to be sensitively designed in terms of scale, form, materials and density, taking account of the character of the wider area. The existing trees on-site receive enhanced protection as part of the wider 'Conservation Area' status and the extent of tree loss would be a key determining factor for any planning application.

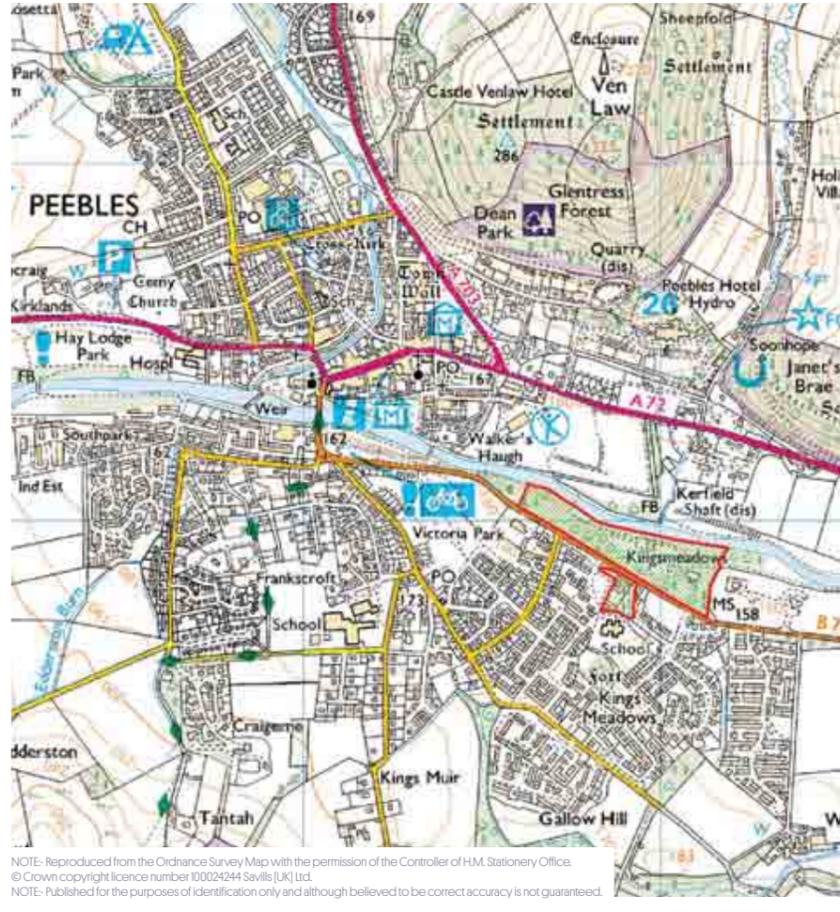
Some parts of the Estate on the north of Kingsmeadows Road are subject to flooding. A Flood Risk Assessment has been carried out, which demonstrates that appropriately located development could take place on the site.

Standard Life's landholdings to the south of Kingsmeadows Road include the 'C' listed Kingsmeadows Stable Block and associated land. The land to the south of the Kingsmeadows Road falls outside the Conservation Area. Again, any 'infill' development would need to contribute to the character and amenity of the surrounding area and be of a high quality design.

The Scottish Borders Council have a professional enquiry form that is available on the Scottish Borders Council website: www.scotborders.gov.uk/life/planningandbuilding. This should be used by interested parties for specific planning enquiries in order to gain council opinion.

For general enquiries, please contact the Scottish Borders Council Principal Planning Officer: Craig Miller, Tel: 01835 825 029, Email: cmiller@scotborders.gov.uk





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DIRECTIONS

Approaching the town from the north on the A703, continue through the town until the round-a-bout meeting the A72. At the round-a-bout take the 3rd exit onto Eastgate/A72. Continue to follow the A72 until the mini round-a-bout, then take the 1st exit left onto the B7062 crossing the River Tweed. Continue to follow the B7062 which becomes Kingsmeadows Road for approximately 0.5 miles, where the entrance to the estate is located on the left hand side of the road. For the benefit of those with satellite navigation, the postcode of the Lodge House is EH45 9HR.



HISTORY

Kingsmeadows House was built in 1795 for Sir John Hay of Smithfield and Haystoun, an Edinburgh banker, British Baronet, politician, and Member of Parliament for Peeblesshire.

In 1811 the house had to be extended to accommodate the growing family of 15 children. After his death, the house was passed to his son John and then second son Sir Adam, with further structural additions being added to the house in 1855 and 1890. The house was bought in 1920 by Harry Nelson Mitchell of Stephen Mitchell Tobacco and was used as an emergency maternity hospital during World War II.

In 1952 the house was acquired by the Standard Life insurance company as a repository for their documents and duplicates of key records. In 1999, as a reward for the staff, and to mark the Company's 175th anniversary, Standard Life decided to refurbish the Mansion House, when it was divided into self-catering holiday units and conference facilities for use as holiday accommodation for staff. A new gatehouse was also built to accommodate the estate manager and family, located at the entrance to the estate, and the stable block was renovated to form further accommodation. The work was completed in December 1999 and formally opened by Scott Bell, Standard Life's Managing Director at that time.

CONTACTS

For further information or to arrange a viewing please contact:

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