



Rugby Football Pavilion and Pitch in Walkerburn, Scottish Borders, EH43 6AU

*‘A unique sporting and hospitality venue and pitch in the heart
of the Tweed Valley’*

Walkerburn Rugby Football Club pavilion, associated vehicular parking and grass pitch .

Approximate Gross Internal Area of Pavilion = 260 sq. m.

Approximate Area of Pitch = 0.9Ha

Guide Price £110,000



WELCOME TO WALKERBURN RUGBY CLUB

KEY INFORMATION

- Opportunity to purchase Pavilion, Parking and the Grass Pitch
- Purpose built sports pavilion with adjacent parking
- Grass pitch (0.9 Ha)
- Close vehicular access to A72
- Adjacent to the Tweed Valley Railway Path
- Located within the Central Southern Uplands Regional Landscape Area

LOCATION

The purpose built pavilion and rugby football pitch have a unique setting in the Tweed Valley, being located in the Central Southern Uplands Regional Landscape Area and adjacent to

- the River Tweed
- the Tweed Valley Canoe Trail
- the Tweed Valley Railway Path linking Innerleithen, Cardrona and Peebles, 7stanes Innerleithen and 7stanes Glentress mountain bike centres and Go Ape Glentress
- the Tweed Valley Cycle route

The pitch has an open outlook to the south and west.



The pavilion, parking and grass pitch are accessed from Caberston Road and close to the A72; 29 miles from the A720 Edinburgh by-pass and 9 miles from Peebles. This location lends itself to many sporting, tourism and commercial purposes. Changes of use would require obtaining the necessary permissions.

ACCOMMODATION

- Bar, cellar, cellar store
- Bar lounge, function room, kitchen, male WC's, female WC's
- Home changing room, away changing room, referee's changing room, communal showers, players WC's





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DESCRIPTION

The Rugby Football pavilion is a detached, monopitched steel framed building with a simple rectangular form. Externally the pavilion is constructed of rendered masonry with UPVC double glazed windows. The monopitched roof and vertical cladding are profiled metal sheeting. Security bars have been fitted to the windows at the side and rear of the property.

The pavilion has been designed with a simple linear floor plan, orientated west and parallel to the pitch.



The bar, bar lounge and function room are free flowing and directly access the hospitality kitchen and WC provision. The bar lounge has some fixed seating and together with the function room have a retractable room partition. The bar has a hatch access, two retractable shutters and an adjacent cellar with direct external access. The kitchen has three catering hatches, two for serving and one for dishwashing. The hospitality WC's are bright, welcoming and well appointed. The communal team changing rooms access the player WC's and communal shower provision.



The pavilion has a number of entrances; the central main entrance, the players entrance adjacent to the changing rooms, a sliding glazed door into the lounge bar providing barrier free access to an external outdoor deck, a cellar door with steeply ramped access and a fire escape to the east. The flexibility in access offers opportunity for the pavilion to be used for a variety of purposes.



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PLANNING

The Scottish Borders Local Development Plan (LDP2) was adopted on 22 August 2024 and should be independently referred to for Placemaking and Key Infrastructure Considerations. This document can be found on the Scottish Borders Council website; Link: [adopted-ldp2-volume-2 \(scotborders.gov.uk\)](https://www.scotborders.gov.uk/adopted-ldp2-volume-2). Within this document, the grass pitch and pavilion are identified as key green space.

what3words

///defensive.jubilant.soup

RATEABLE VALUE - £6,100

EPC Rating – E (67)

SERVICES

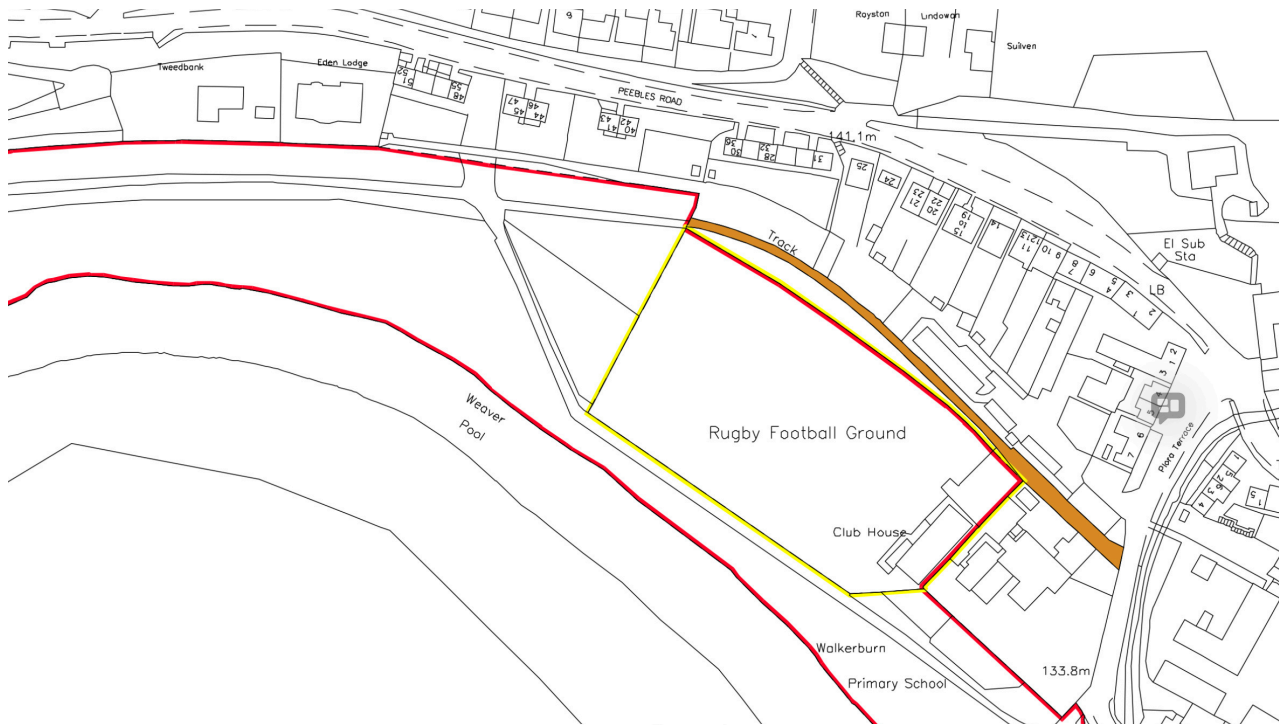
The property has gas central heating. It is served by mains water, drainage, electric and gas services.



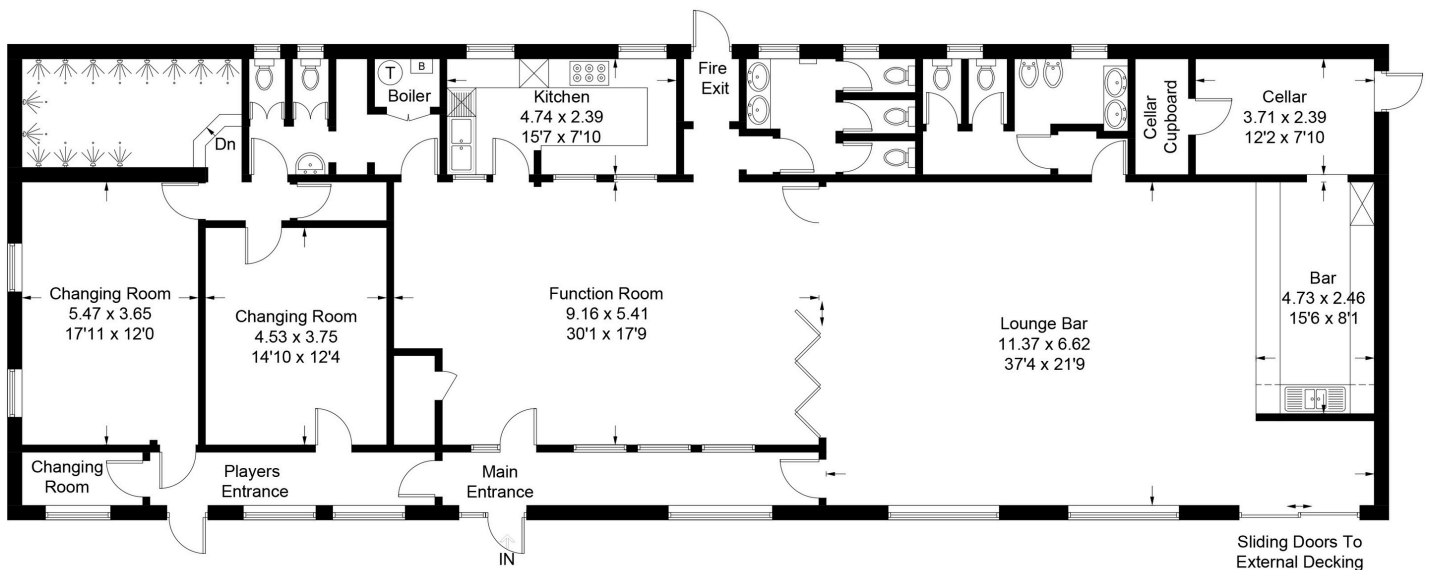
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ABOVE: Pitch and pavilion in context, outlined in yellow



ABOVE: Floor plan of pavilion