

DEVELOPMENT SITE AT MOSSILEE

Galashiels, Scottish Borders, TD1 1LJ

Edwin
Thompson





Development Site at Mossilee

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Galashiels 0.5 miles

Melrose 5 miles

Edinburgh 32 miles

- A desirable development site located on the edge of Galashiels
- Designated as land for housing in the Local Development Plan
 - Extending to 5.16 acres (2.08 hectares) or thereabouts
- For sale by private treaty with vacant possession as a whole

Offers Over £600,000

General Information



Situation

The land at Mossilee occupies an elevated position on the western edge of Galashiels. The site is accessed directly from Mossilee Road, which adjoins the southern boundary and provides convenient pedestrian and vehicular connections to the town centre and the wider local area.

As the largest town in the Scottish Borders, Galashiels benefits from a comprehensive range of amenities, including several supermarkets, cafés, restaurants, leisure facilities such as a swimming pool and gyms, and a diverse mix of national retailers and independent businesses. The town is well served by education provision, with six primary schools, Galashiels Academy providing secondary education.

Galashiels enjoys excellent transport connectivity, with the A7 and A68 providing convenient access to the wider region. The Borders Railway with a station in Galashiels offers direct rail services to Edinburgh, while the Galashiels Transport Interchange serves as the principal hub for the area's regional bus network, providing comprehensive public transport links throughout the Scottish Borders and beyond.

Location

Grid Reference: NT 4809 3625

What3words- ///resonated.divides.gown

Postcode—TD1 1LJ





The Site

The land at Mossilee extends to 5.16 acres (2.09 hectares) or thereabouts of permanent grassland currently being used for the purpose of agriculture. The site borders Victoria Park an area of green open space to the north, a housing development to the East, Mossilee Road and residential houses to the south and open farmland to the west. The sites boundaries consist of livestock fencing, wooden garden fences and dry stone walls.

The sites' elevated position will provide any development with views of the surrounding hills and farmland. The site is predominantly flat, with some undulations and gentle gradients across parts.

Tenure

Freehold.

Services

Although there are no services on the site, it is understood that there are services within the vicinity.

Offers & Method of Sale

The property is offered for sale as a whole with vacant possession by private treaty.

A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

The Seller shall not be bound to accept the highest or indeed any offer.

Offers should be submitted in Scottish Legal Form to the Selling Agents.

Rights, Easements and Outgoings

All fallen and standing timber is included in the sale in so far as it is owned by the seller.

Guide to Interested Parties

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in September 2026.

Viewing

Strictly by appointment with the Selling Agents.





Area

The land is registered with Registers of Scotland as one block under title number SEL2310. The field is also IACS Registered.

Schedule of Areas				
Map No.	LPID	Description	Hectares	Acres
1	NT/48111/36254	Permanent Pasture	2.09	5.16

Planning

The plot is located within the Galashiels Development Boundary and identified for housing within the Scottish Borders Council Local Development Plan 2024. The land is included within a larger development site, reference EGL19B which has a site capacity of 120 residential units on 3.8 hectares of land, 60 of these units have been built in developments at Meigle View and Riddle Dumble Park between 2003 and 2007. The remainder of the allocated site is the whole of the land at Mossilee.

The local development plan sets out the following site requirements:

- Vehicular and pedestrian linkage with development to the east at Riddle Dumble Park / Meigle View
- Layout and design should minimise visual impact from the open countryside
- Existing trees on northern and western boundaries of site to be retained and protected
- Archaeological interests require to be investigated and mitigation measures may thereafter be required. It is likely a watching brief will be required during development
- Consider the potential for culvert removal and channel restoration
- Investigation of surface water runoff required with potential mitigation measures during design stage.

Local Authorities

1. Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.
2. Scottish Power, Cathcart Business Park, Spean Street, Glasgow, G44 4BE.
3. Scottish Water, Castle House, 6 Castle Drive, Carnegie, Dunfermline, KY11 8GG.
4. SEPA, Burnbrae, Mossilee Road, Galashiels, TD1 1NF.

Land at Mossilee



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