Property for Auction in Scotland - [Print Version]

Lot : North Trinity, Bowmont Street, Kelso, Scottish Borders TD5 7JH

Auction House Scotland

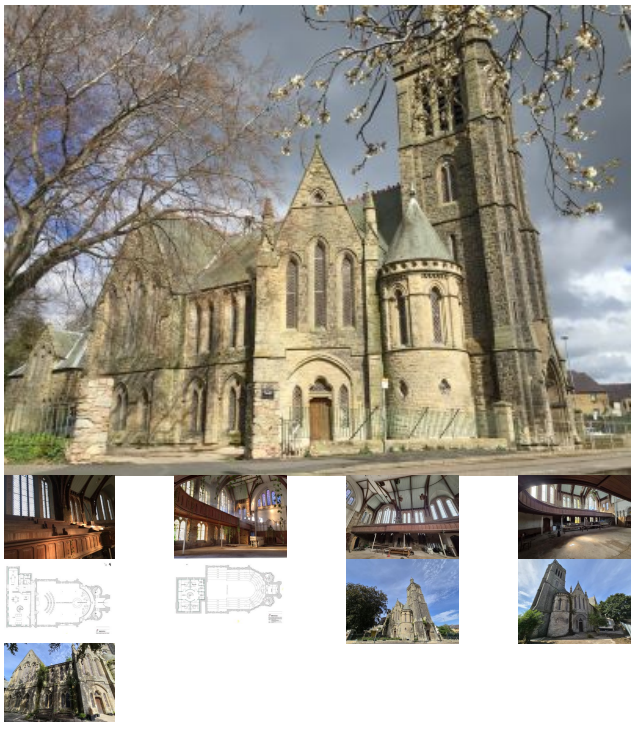
0141 339 4466

Your Local Property Auctions Specialist

Auction Date:	Start Time	Property Type:	*Guide Price
Thu 24/09/2026	14:00	Residential	£200,000

Property Address: North Trinity, Bowmont Street, Kelso, Scottish Borders TD5 7JH, TD5 7JH

We are delighted to bring to auction this truly unique opportunity to acquire this former Church on Bowmont Street, Kelso close to the town centre. The property benefits from full planning permission (21/01829/FUL) for the change of use and alteration of the existing workshop to create a comprehensive mixed-use facility comprising staff accommodation, a film studio and multi-purpose community hall. The approved scheme incorporates staff accommodation within the building, providing dedicated living/sleeping accommodation together with associated communal facilities, alongside the proposed film studio and substantial multi-purpose



community space. The proposals involve the internal reconfiguration and upgrading of the existing building, with approved plans provided for both the ground and first floors, elevations, roof and specification of works. The staff accommodation element provides an opportunity to create purpose-designed accommodation for staff associated with the wider use of the premises, whilst the remaining accommodation is designed to facilitate the film studio, and community hall uses. This represents an excellent opportunity for an investor, developer, community organisation or operator to acquire a property with an established and approved mixed-use scheme, offering significant scope for conversion and redevelopment in a central Kelso location. Prospective purchasers are strongly advised to review the full planning permission, approved drawings and associated documentation prior to bidding.

Area

Kelso is a historic and highly regarded market town in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot. The town is renowned for its attractive town centre, traditional architecture and the impressive ruins of Kelso Abbey, with what is described as one of Scotland's largest market squares.

Tenure

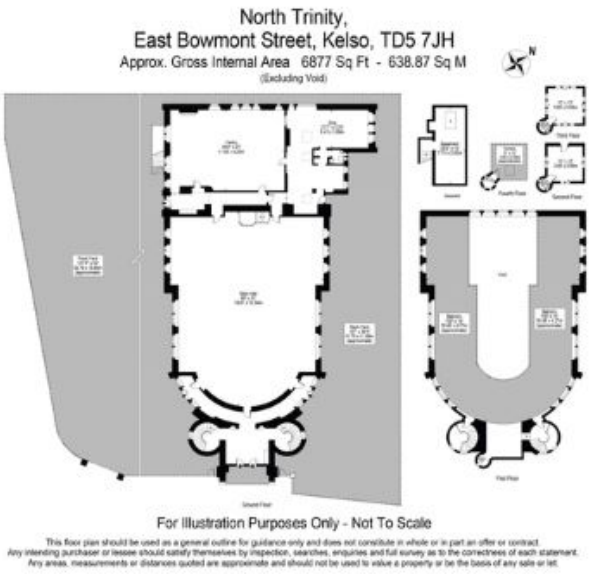
Freehold

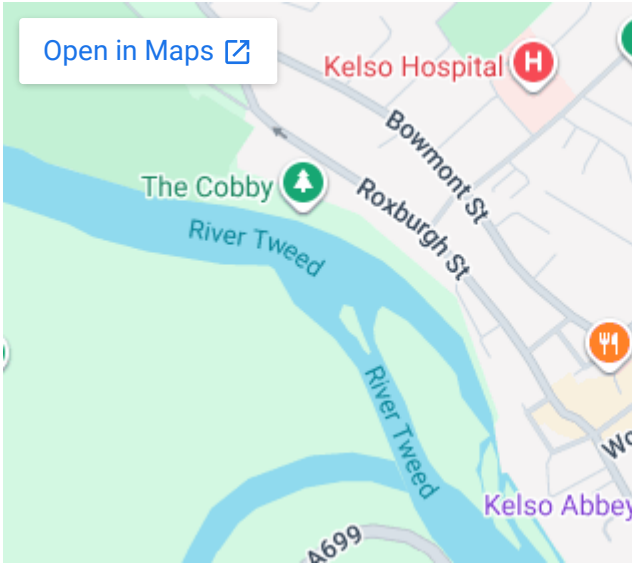
Local Authority

Scottish Borders Council

Floor Plan

Location Map





Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.