Scottish Borders COUNCIL

TO LET: ESTABLISHED CARAVAN AND CAMPING BUSINESS, ELLIOT PARK, JEDBURGH

Jedburgh is one of the Scottish Borders' principal market towns and most established visitor destinations, attracting significant year-round tourism and passing trade. Renowned for its rich history and heritage, the town is home to nationally significant attractions including Jedburgh Abbey, the Mary Queen of Scots Visitor Centre and Jedburgh Castle Jail & Museum.

Strategically located on the A68, Jedburgh enjoys strong connections to Edinburgh, Newcastle and the wider Borders region, while serving as a gateway to the surrounding countryside, walking and cycling networks, and the Cheviot Hills. Combined with a vibrant town centre, independent retailers, cafés and a strong local catchment population, these factors create an attractive and well-established trading environment for a wide range of commercial, leisure, hospitality and tourism-related businesses.

The wider Scottish Borders attracts approximately 290,000 overnight tourism visits and generates £96 million of visitor expenditure annually.

The site benefits from an established customer base and proven trading history. Further trading information may be made available to genuinely interested parties during the bidding process.

Tourism Opportunity To Let

Elliot Park Caravan & Camping Site occupies a 2.85 acre site at Jedburgh, one of the principal tourism destinations in the Scottish Borders and a gateway location on the A68 corridor between Edinburgh and North-East England.

The established site provides 53 caravan and camping pitches, including 36 electric hook-up pitches and 32 hardstanding pitches, together with a reception building, toilet and shower facilities, wash-up area and tractor store.

The site becomes available on 1 November 2026. The current operator will vacate the site on 31 October 2026 as part of a strategic focus on larger sites elsewhere within its portfolio. Accordingly, the opportunity arises from business strategy rather than the performance of the site itself.

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01835826734
www.scotborders.gov.uk











Opportunity
Expressions of interest are invited from operators seeking to lease and operate Elliot Park Caravan & Camping Site from November 2026.

Description
The site extends to approximately 2.85 acres and provides:

- 53 pitches, 36 with electric hook-up and 32 hardstanding
- Reception building
- Toilet and shower facilities
- Wash-up area
- Tractor store
- Internal roads and hardstandings
- Electrical infrastructure (inc hook- ups)
- Drainage and sewage infrastructure

The letting is expected to include the reception building, toilet and shower facilities, wash-up area, tractor store and associated site infrastructure. The final extent of the subjects to be leased will be confirmed following the outgoing tenant's handback.

Location
The site occupies a prominent position within Jedburgh, with access to the A68 trunk road and the town's visitor attractions and amenities.

Services
The site is understood to benefit from mains electricity, mains water and drainage, together with existing electrical hook-up infrastructure and sewage facilities. There is no gas installation serving the site. Interested parties should undertake their own enquiries and satisfy themselves as to the availability, capacity and suitability of all services.

Electricity, water and drainage services are understood to be connected to the site via private infrastructure, including services crossing the access bridge. The tenant will be responsible for the operation, maintenance, and repair of all service infrastructure serving the site up to the point of connection with the relevant statutory undertaker, together with all associated utility charges.

Planning
The site benefits from an established planning use as a caravan and camping site. The Council is not aware of any planning restrictions that would prevent the continuation of the existing use. Interested parties should satisfy themselves regarding planning and regulatory matters.

Permitted season
The site benefits from an extended operating season and currently operates throughout all but one month of the year.

VAT
All figures, rents and other charges referred to in these particulars are stated exclusive of VAT. Interested parties should seek their own professional advice regarding the VAT treatment of any transaction.

Rateable value
£18,000. Interested parties should make their own enquiries regarding rates liability and any reliefs available.

Energy performance
The Council is currently reviewing the Energy Performance Certificate (EPC) requirements for the buildings included within the lease. Further information will be made available in due course.

Access
Vehicular access is obtained from the A68 via a bridge owned and maintained by Scottish Borders Council. Interested parties should note that access to Elliot Park football pitches is taken through the site.

Site Licence
The site currently operates as a licensed caravan and camping site. An incoming operator will be required to obtain the appropriate site licence and satisfy themselves as to any statutory and operational requirements relating to the use of the site.

Further information can be obtained from:
Licensing Unit
Scottish Borders Council
Council Headquarters
Newtown St Boswells
Melrose
TD6 0SA
Tel: 01835 826662
www.scotborders.gov.uk

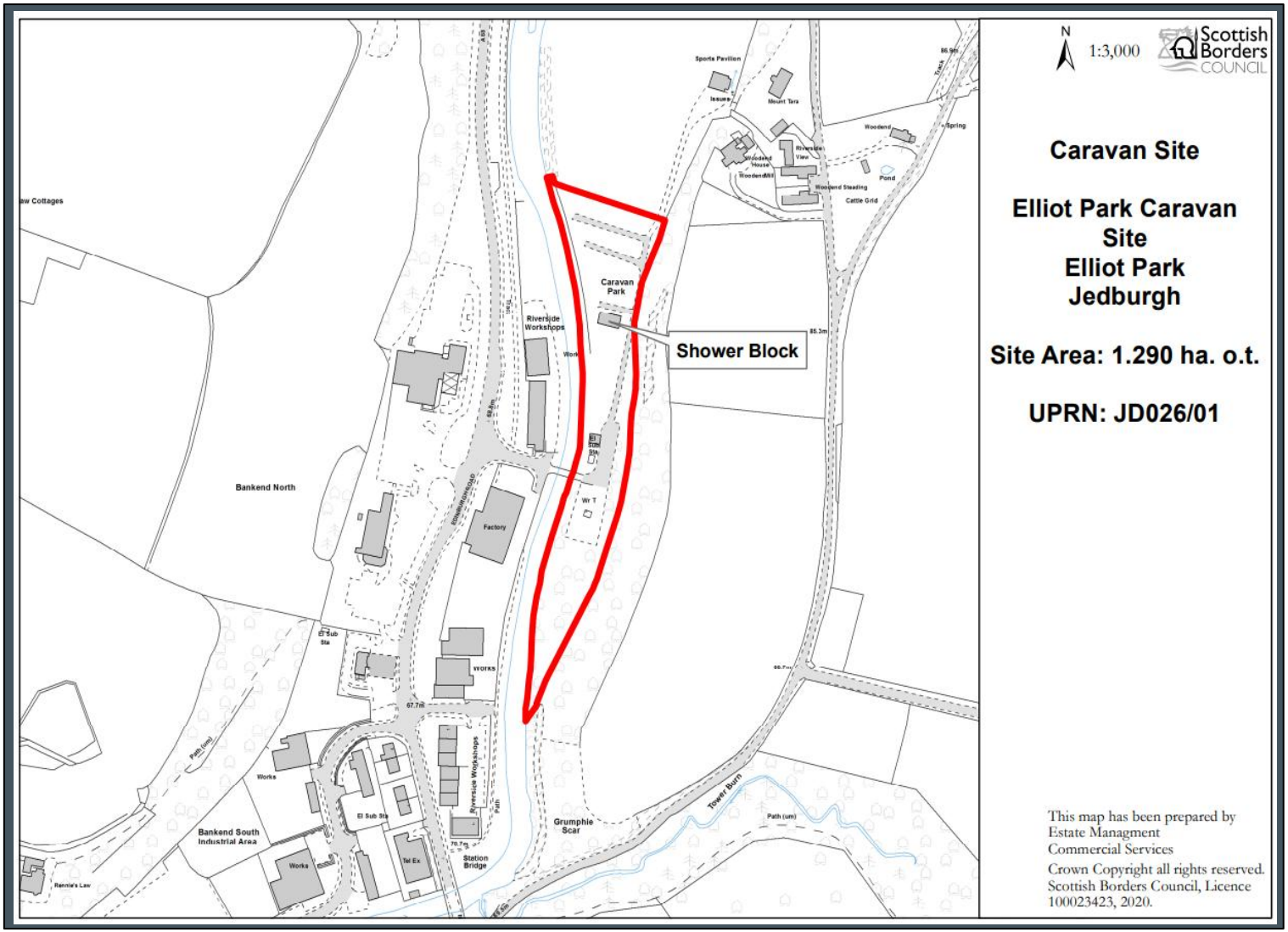
Terms
Scottish Borders Council is seeking proposals for the continued operation of the site as a caravan and camping business. The Council's preference is to maintain the existing use and pitch provision.

A Full Repairing lease will be granted. The Council will consider proposals for a medium to long-term lease together with proposed rental terms and lease duration.

Rent shall be payable in advance and interested parties may propose an annual base rent and/or a turnover-based rental arrangement for consideration by the Council.

Tenure
Leasehold

General
A closing date may be set for offers. Only those parties who formally notify their interest with Scottish Borders Council Estate Management will be informed of the closing date and how to submit an offer.





Viewings

Viewing is strictly by prior appointment through Scottish Borders Council.
As the site remains occupied, unauthorised access is prohibited.

Please submit formal expression of interest to:
Estate Management

James.Robinson@scotborders.gov.uk
01835826734

Scottish Borders Council
Council Headquarters
Bowden Road,
Newtown St Boswells,
TD6 0SA

Expressions of Interest

Expressions of interest are invited from operators seeking to lease and operate Elliot Park Caravan & Camping Site.

Interested parties are encouraged to undertake their own due diligence and satisfy themselves regarding all matters relating to the property prior to submitting a proposal.

Proposals should include the identity of the offeror, the proposed rent, proposed lease term, business plan and intended operating model, details of any proposed investment, proposed project timetable and funding arrangements, together with any conditions attaching to the proposal.

A closing date may be set for offers. Only those parties who formally register their interest with Scottish Borders Council Estate Management will be informed of any closing date and details of the offer submission process.

Legal

Each party will be responsible for their own legal and professional costs incurred in respect of any transaction.

These particulars are intended as a guide only and do not form part of any contract. Whilst every effort has been taken in their preparation and the information is believed to be correct, this cannot be guaranteed. Interested parties should satisfy themselves as to the accuracy of the information provided and undertake their own investigations prior to submitting any proposal.

In accordance with the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor shall they be relied upon as creating any contractual relationship or commitment. Any lease shall only be entered into by way of formal legal documentation.

The Council will seek to secure Best Value in accordance with its statutory obligations. Any lease granted will be subject to delegated approval and the Council reserves the right not to accept the highest, or indeed any, proposal received. Interested parties should note that the Council must have regard to its obligations under Section 74 of the Local Government (Scotland) Act 1973 and all relevant statutory requirements when considering proposals.

Selection as the preferred applicant does not create any obligation on the Council to grant a lease. The preferred applicant will be required to successfully pass a credit check and financial assessment. Should the Council consider the results unsatisfactory, it reserves the right to terminate negotiations and/or approach alternative applicants.