



LET'S **BUILD** OUR **FUTURE** TOGETHER

*A Housing Prospectus for
the South of Scotland*

JUNE 2025



INTRODUCTION

WE ARE delighted to present the first ever Housing Prospectus for the South of Scotland. The South of Scotland is one of Scotland and the UK's most distinct and striking regions. Stretching coast to coast and positioned at the heart of the UK and the British Isles, the region boasts a pivotal and well-connected position with multiple economic centres within easy reach.

Never has there been such an exciting time for the South of Scotland. Our region is changing for the better with unprecedented levels of investment paving the way for new jobs, improving prospects, better connecting places and attracting new people to live, work and learn in the South of Scotland. Driving this transformation are new players and partnerships that are passionate about the region and are collaborating in new ways with valued private sector partners to champion the South of Scotland and secure significant new investment. There is strong local leadership and a proven appetite and track record for innovation, flexibility and a can-do attitude.

This collaboration and passion is already bearing fruit with an exciting and growing pipeline of public and private investment emerging. We are a region that knows where we want to be and we are generating huge momentum in bringing to life the vision in our **Regional Economic Strategy** for a green, fair and flourishing South of Scotland.

Our region is primed for the decades of growth which lie ahead and there has never been a better time for housebuilders and developers, large and small, to gain a foothold in the South of Scotland. We are keen to work with all who share our vision to bring forward developments that deliver on our ambition to expand and diversify our housing market.

This prospectus is a key part of our regional **Housing Action Plan** to create more homes and more choice of homes in the South of Scotland. It sits alongside other actions already underway to grow our construction sector and supply chains, prioritise our investment to support deliverable housing land pipelines and address upfront barriers to development.

We look forward to working with you on this exciting journey for the South of Scotland.

Let's do business!

**Chair and members of the Strategic Action Group on Housing,
part of the South of Scotland Regional Economic Partnership.**

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WHY THE SOUTH OF SCOTLAND?

A GROWING HOUSING MARKET



29%
House Price
Growth
over the
last 5 years



Average
House Prices
aligned with
the National
Average



Outpacing
National Market
Activity
(16% Sales Growth
in last 10 years)

FAVOURABLE MARKET DRIVERS



High
Owner
Occupation
(Over 90% in
some areas)



Unprecedented
levels of
investment
in the region
via unique
Growth Deals



Investment driving
**GVA and
jobs growth**
in innovative sectors
from renewables and
natural capital to
creative technologies
and high-tech food and
drink production



Strong
Rail & Road
Connectivity
to the Central
Belt & Northern
England



Pent up
demand
3/4 of key worker
employers have
recruitment and
retention issues due
to housing

AMPLE OPPORTUNITIES AND A GOOD PLACE TO BUILD



Ambition to
deliver over
9,000 homes
over 10 years
- a step change



Over
80%
of Allocated
Land is
Greenfield



High Capacity
Brownfield
sites are located in
existing residential
locations



83%
of Scottish Borders
planning decisions
delivered on time
and investment in Dumfries &
Galloway capacity

THE SOUTH OF SCOTLAND

Stretching coast to coast and positioned at the heart of the UK and the British Isles, the South of Scotland is an economic area encompassing the two Scottish local authority areas of Dumfries & Galloway and the Scottish Borders.

The South of Scotland is one of Scotland's most distinct and striking regions, full of natural beauty and rich diversity.

With a long history as an important centre of production and trade, a connector of places and bridging point between nations, the region maintains its pivotal role today.

The South of Scotland is different – and proud to be so.



Scotland's Land Mass

270,000 Population



REGION MAP



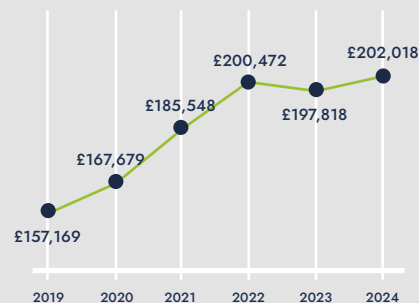
RISING HOUSE PRICES



29%
growth

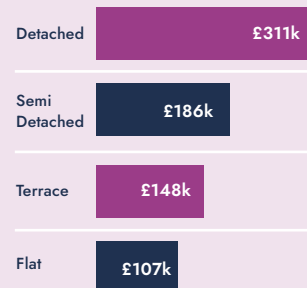
in average price
of a house in the
South of Scotland
since 2019

Average House Price
by Year



Price growth
across a
range
of house
types

Average House Price
Year to Date by Type



Average
price of a
house in the
South of Scotland
just over
£200,000

Average House Price
Year to Date

£202,018

Year on Year % Change to
Same Period Last Year

2.1%



*Over the last couple
of years we have seen
demand increase across
the South of Scotland
for all house types.
Buyer demand remains
high whilst there is still
a shortage of supply on
the market.*

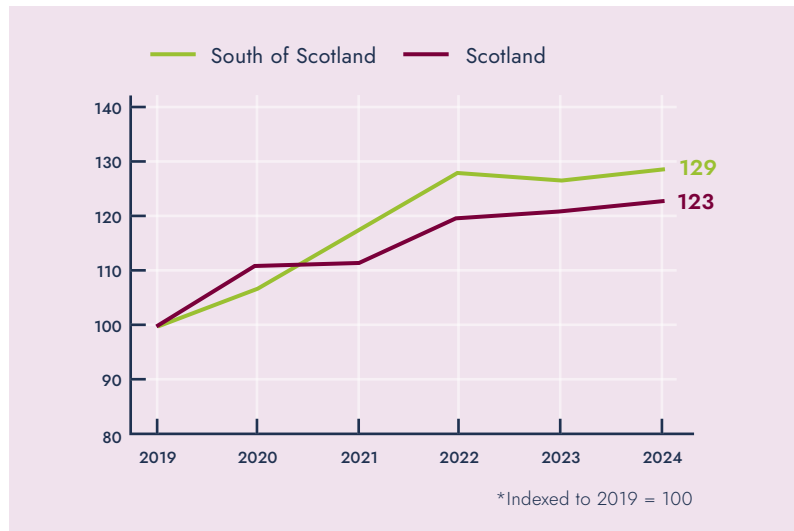
HUGH RETTIE,
RETTIE BORDERS

OUTPACING NATIONAL PRICE GROWTH AND MARKET ACTIVITY

29%

rise in house prices in South of Scotland over last 5 years

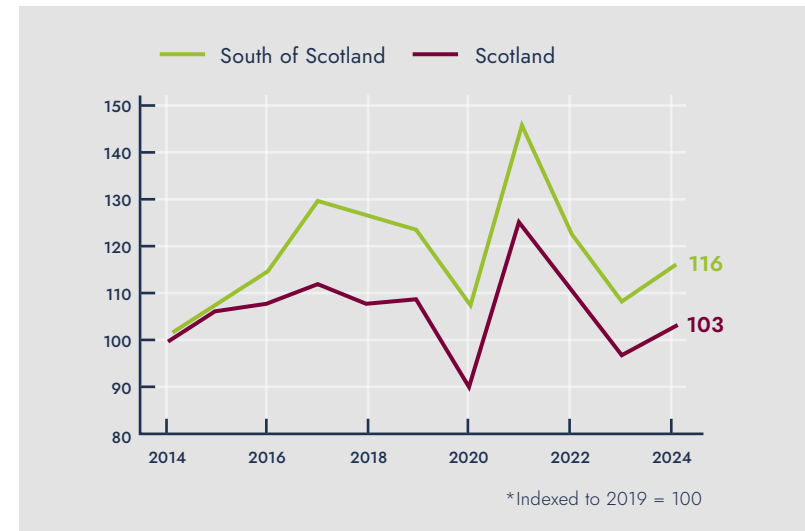
Compared with 23% across Scotland



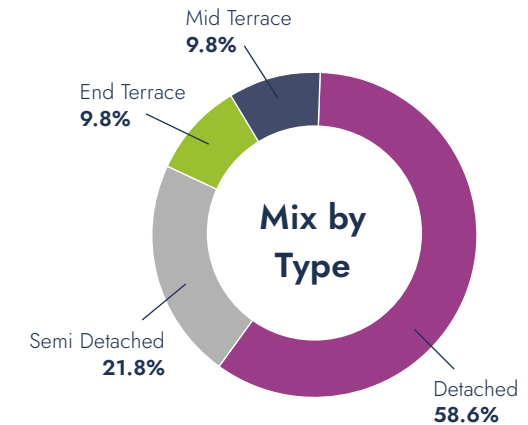
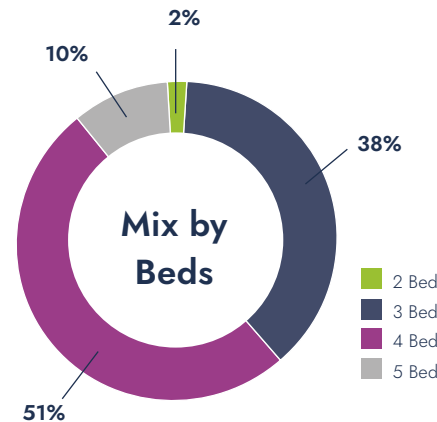
16%

growth in house sale transactions in South of Scotland over last 10 years

Compared with 3% across Scotland



RECENT SOUTH OF SCOTLAND DEVELOPMENTS



Development	Developer	No. Units	No. Sales	Average Sqft	Average £/sqft	Average Sale Price	Launch Date	Sold Out Date	Avg Sales Rate
Venlaw Castle, Peebles	Rikeja Developments Ltd	11	11	1112	£240	£262,273	Apr 2021	Oct 2021	1.83
Caerlee Mill, Innerleithen	Whiteburn	44	44	975	£213	£207,678	Dec 2019	Jan 2022	1.76
Everly Meadow, Swinton	Hudson Hirsell	15	15	1434	£226	£325,962	Jul 2020	Feb 2022	0.79
Melrose Gait, Phase 5 Galashiels	Persimmon	51	51	1195	£179	£213,000	Jun 2020	Apr 2022	2.32
Barony Park, Peebles	Persimmon	53	53	1054	£259	£268,582	Jul 2020	Jun 2022	2.30
Melrose Gait, Phase 6 Galashiels	Persimmon	51	51	896	£209	£187,159	Sep 2021	Jan 2023	3.19
Ottersburn, Crockettford	CCM Homes	10	10	1086	£213	£233,785	Mar 2021	Feb 2024	0.29
Auldtoun, Moffat	Hartfell Homes	6	6	1487	£237	£353,333	Aug 2023	Aug 2024	0.50
Summerpark, Dumfries Phase 6	Story Homes	139	139	1344	£205	£272,725	Jul 2021	Nov 2024	3.48

STRONG NEW BUILD PRICE GROWTH

Compares well with other areas.

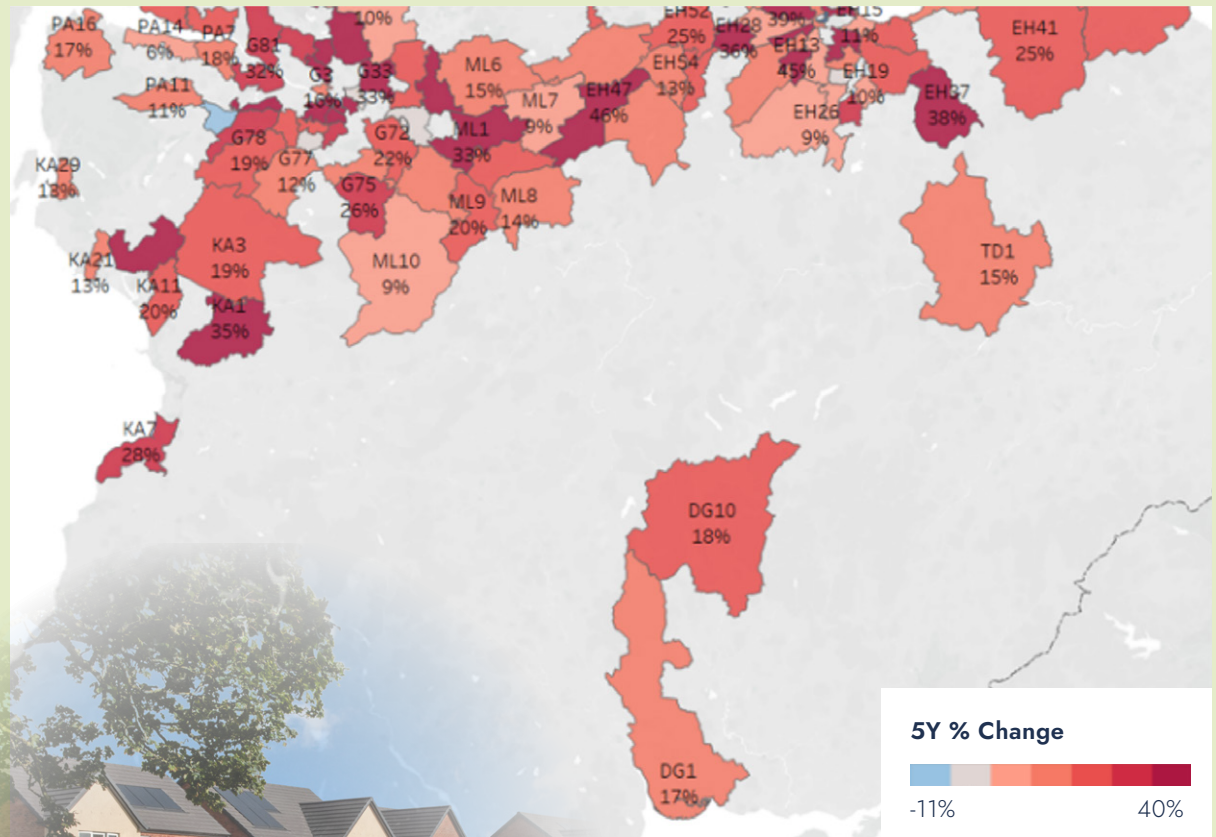
- There have been a number of recent new build development completions in the South of Scotland
- Complemented by strong price growth
- New build price growth in these South of Scotland areas has outperformed some popular development areas including Penicuik, Bonnyrigg and Livingston
- All suggesting a demand/supply imbalance for new build property

Story Homes at Summerpark, Dumfries

- 3.5 units per month sales rate
- Average price of £273k



Images: StoryHomes



Change in new build house price growth in central belt and South of Scotland over five years

Source: Rettie Research

HIGH LEVELS OF OWNER OCCUPATION

Owner occupation is the dominant tenure throughout the South of Scotland.

- ✓ Over 90% of households in some locations
- ✓ An established residential market for sale
- ✓ A diverse socioeconomic profile in many urban areas
- ✓ Pent up demand for homes for workers across all tenures and types – 77% of employers say a lack of housing is affecting recruitment and retention
- ✓ All of this is supporting a variety of residential development spanning all tenures and types

Regeneration Opportunity Lochside, Dumfries

The Lochside Regeneration is a community-led project aimed at transforming the area. Wheatley Homes South and Dumfries and Galloway Council are collaborating closely to develop a housing-focused master plan.

This plan includes the redevelopment of a number of sites across Lochside, including the former Maxwelltown High School site, which will provide new, high-quality, affordable homes that meet the needs of residents.



Image: Wheatley and Smith Scott Mullan



We are working with a few, larger Central Belt contractors at the moment and they are building good relationships with local businesses and suppliers. They're trying to support the local supply chain, whilst creating a long-term programme down here.

EILDON HOUSING ASSOCIATION



A GROWING ECONOMY

Our approach to developing our economy is changing and the region has gained momentum.

The South of Scotland is being transformed through significant investment in places, infrastructure and the environment. This is paving the way for new jobs, improved prospects and better-connected places.

We are collaborating, new partnerships have been formed and the interface between the public sector and private industry is strengthening. New players, such as the South of Scotland Destination Alliance and South of Scotland Enterprise, are championing the region and raising its profile. We are already seeing the fruits of those new approaches with exciting new investors in the region.

Central to a changing South of Scotland has been securing unprecedented levels of investment through landmark Growth Deals helping our businesses to grow and expand and attracting more people to our region.

A culture of innovation has enabled the South of Scotland to take the lead on exciting new sectors supporting high income jobs and underpinned by the region's strong academic and research hubs.

Scotland's most multi-institution academic campus is located in Dumfries at the Crichton Campus, home to five tertiary educational institutions that train over 8,000 students per year. In the east of the region, Borders College and Heriot Watt University in Galashiels provide vocational training and higher education opportunities at all levels across multiple faculty areas.



Key developments, investment and projects in the South of Scotland

APRIL 2025

KEY

The South of Scotland



- Airport
- Road
- Rail station
- Port
- Borderlands Inclusive Growth Deal
- Edinburgh City and South East Region Deal
- Levelling Up Fund
- Shared Prosperity Fund
- Skills, innovation and research hubs
- Green energy/renewables
- Visitor destination
- Digital and data
- Connectivity
- Natural Capital Innovation Zone



ACROSS THE SOUTH OF SCOTLAND

- Natural Capital Innovation Zone
- Kirkpatrick Coast to Coast Cycle route
- Offshore wind developments
- Onshore renewables developments

REGIONAL GROWTH DEALS



CENTRAL BORDERS

- Borders Innovation Park
- Borderlands Place Programme Galashiels
- Destination Tweed
- Scottish Borders Campus: Borders College and Heriot Watt University
- Tweedbank Strategic Site Programme

EYEMOUTH & RESTON

- Borderlands Place Programme
- Port Masterplan Private Sector investment
- Berwickshire Marine Reserve
- St Abbs Marine Station
- Offshore Wind Maintenance Hub

TWEED VALLEY FOREST PARK

- Mountain Bike Innovation Centre
- Destination Tweed
- Three Rivers Active Tourism Peebles
- 7 stanes centres Glenreith and Innerleithen
- River Woodlands Investment Demonstrator

DUMFRIES

- Dairy Nexus at SRUC Barony Campus
- The Crichton: Dumfries & Galloway College, University of Glasgow, University of the West of Scotland, Open University
- UK Government Plan for Neighbourhoods

GALLOWAY FOREST PARK

- Galloway and Southern Ayrshire Biosphere
- International Dark Sky Park
- The Scottish Dark Sky Observatory
- 7 stanes centres
- Glenroth and Kirroughtree

STRANRAER & LOCH RYAN

- Borderlands Place Programme
- Stranraer Marina
- Reactivating Galloway - Stranraer Watersports Centre - George Hotel
- Dumfries & Galloway College campus
- Solway Coast and Marine Project

GLASGOW

KIRKCONNEL & KELLOHOLM

- Borderlands Place Programme

AE

- 7 stanes centre

NEWTON STEWART

- Borderlands Business Infrastructure site

EDINBURGH

- Edinburgh Airport

EYEMOUTH

- Reston
- Berwick upon Tweed

COLDSTREAM

- Borderlands Business Infrastructure Site

JEDBURGH

- Borderlands Place Programme

HAWICK

- Borderlands Place Programme
- Borders Railway Extension
- Borderlands Business Infrastructure site
- Borders College campus
- Species-Rich Grassland project

BORDERS RAILWAY

- Borders Railway Extension

NEWCASTLE

- 7 stanes centre

MOFFAT

- Destination Tweed

GRETNNA

- Borderlands Place Programme

CARLISLE

- Borderlands Place Programme

ANNAN

- Three Rivers Active Tourism - Annan Harbour
- Borderlands Business Infrastructure site
- Solway Coast and Marine Project

CHAPELCROSS

- Green Energy Hub and Energy Transition Zone

CASTLE DOUGLAS

- Borderlands Business Infrastructure Site

DALBEATTIE

- Reactivating Galloway - Dalbeattie Rocks and Wheels
- 7 stanes centre

WIGTOWN

- Borderlands Place Programme

WHITHORN

- Borderlands Place Programme

A75 / A77

- Road enhancements

BELFAST

- Belfast City & Belfast International Airports

FIND OUT MORE AT: [INVESTINSOUTHOFSCOTLAND.COM](https://investinsouthofscotland.com)

UNPRECEDENTED LEVELS OF INVESTMENT

The extension of rail infrastructure throughout the Scottish Borders has had a positive influence on residential development. The proposed extension of the Borders Railway to Carlisle has the potential to unlock new settlements and attract more development to the region.

BARRATT HOMES

Borderlands Inclusive Growth Deal

Up to £452 million of investment to the Borderlands area

Boosting sustainable business growth and creating thriving communities across the South of Scotland and North of England.

Key South of Scotland developments include:

Chapelcross Green Energy Hub & Energy Transition Zone

- Backed by £15 million+ in government funding
- A 210-acre site intended to become a leader in hydrogen production, advanced manufacturing and sustainable business development
- Green Cat Hydrogen has submitted plans for a green hydrogen facility that would create an estimated 50 high-paying jobs



Image: DGC

Borders Railway Extension – Tweedbank to Carlisle

- Attracted £10 million in government funding for a comprehensive feasibility study connecting Tweedbank to Carlisle.



Image: SBC

Edinburgh and South East Scotland City Region Deal

Capital investment package of £1.3 billion

Instrumental in stimulating economic opportunities, creating meaningful employment and reducing inequalities throughout the region.

Key South of Scotland developments include:

Tweedbank Expansion

- One of seven strategic sites identified for major housing and infrastructure development
- Tweedbank Expansion Masterplan sets out a blueprint for sustainable rural and suburban development in line with local and regional strategic priorities
- Central Borders Innovation Park next to the Borders Railway terminus at Tweedbank will:
 - Deliver high quality business space to the Scottish Borders, stimulating business growth and associated job creation
 - Enhance the area's inward investment offer
 - Assist existing businesses to improve their competitiveness
 - Help to address inequalities in the area through providing access to better quality, higher paid jobs



Image: Aerial: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, AeroGRID, IGN and the GIS User Community

A RENEWABLE AND NATURAL CAPITAL POWERHOUSE

The South of Scotland plays a significant role in the nation's race to Net Zero and is home to the groundbreaking Natural Capital Innovation Zone.

The South of Scotland accounts for 16% of Scotland's renewable energy generation.

It is home to the UK's first commercial offshore wind farm (Robin Rigg) and the UK's second largest operational onshore wind farm (Crystal Rigg), both run by a local company, Natural Power, based outside St John's Town of Dalry.

The South of Scotland has a strong pipeline of future renewable energy projects. The Renewable UK Onshore Wind Prospectus estimates a significant GVA can be achieved in Scotland and anticipated projects in the South of Scotland are expected to bring nearly £5 billion in GVA and 2,800 jobs into the region by 2030.

As the seat of Scotland's natural capital, the region possesses an abundance and diversity of natural resources, enabling it to take the lead on exciting new sectors such as agri-tech and regenerative agriculture.

The South of Scotland Natural Capital Innovation Zone is the first of its kind in the UK acting as a catalyst for nature-based solutions and enterprise, with £5 million of investment in the South of Scotland through the Borderlands Natural Capital programme

Abundant natural capital underpins our fast-growing tourism sector and plays a key role in attracting investments like Center Parcs. The potential Center Parcs project near Hawick is estimated to bring 1,200 new jobs, around £400 million in direct investment and a £27 million increase in spending to the local area.



AMPLE OPPORTUNITIES ACROSS GREEN AND BROWNFIELD LAND

The South of Scotland has a total capacity of nearly 19,000 units in its established housing land supply.

The overwhelming majority of available sites in the South of Scotland are on greenfield land, well above the national average.

The region's allocated greenfield sites often have high capacities and are concentrated around the region's largest residential areas including Dumfries, Galashiels and Tweedbank.

The South of Scotland also possesses high capacity, brownfield sites located in the region's largest residential areas.

Both Dumfries & Galloway and Scottish Borders Councils are focused on revitalising vacant and derelict land.

Scottish Borders
Council Local
Development Plan
adopted in
2024

Dumfries & Galloway
Council Local
Development Plan
adopted in **2019**
and **new plan now**
being prepared



Scottish Borders Council really understands both our organisation and the wider sector. They provide valuable support in navigating statutory consents, always aiming to help us achieve the best possible outcomes. They work with us throughout the process so that our applications are comprehensive and can be efficiently determined.

SCOTTISH BORDERS HOUSING ASSOCIATION



Source: Scottish Borders HLA/LDP & Dumfries & Galloway HLA/LDP

*Greenfield/Brownfield figures only include sites with a 5+ unit capacity

Greenfield and brownfield land on available sites in the South of Scotland and nationally

Site Name	Capacity	Site Size (Ha)
Former Interfloor Factory, Dumfries	70	5.47
Slitrig Crescent, Hawick	70	1.6
Sunnymeade North, Portpatrick	57	3.98
South Street Depot, Port William	39	2.62
Poultry Farm, Greenlaw	38	2.3
Creebridge Caravan Park, Newton Stewart	38	2.32
Cotton Street, Castle Douglas	16	0.26
Park Place, Lockerbie	15	0.62

Source: Dumfries & Galloway LHA/LDP & Scottish Borders HLA / LDP

STRONG AND IMPROVING PLANNING PERFORMANCE

We are delivering affordable housing in Jedburgh and the Planning Department was generally quite receptive to the development, good to deal with and helped deliver the planning consent within a reasonable timeframe.

CRUDEN HOMES

Scottish Borders Council in the Top 10
of all Scottish councils on average decision
response time



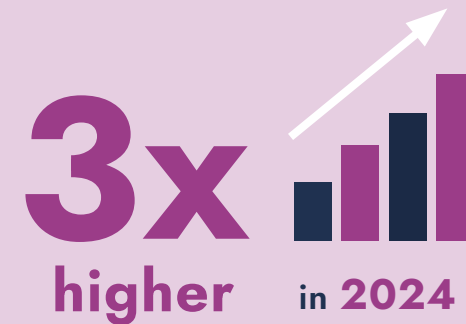
of **planning decisions**
confirmed on time
compared with
68% across Scotland

Scottish Borders Council has a strong reputation for delivering planning decisions in a timely manner.

Scottish Borders Council outperforms the national average by 15 percentage points.

Source: Scottish Planning Performance 2023/24

Dumfries & Galloway Council has invested
significant resources in improvement



Number of **planning decisions**
delivered in **under 2 months**
compared with 2023

Recruitment of four **additional officers** has increased staff capacity by **33%** resulting in a marked improvement in decision response times over the last three quarters.

The Council has also undertaken a comprehensive refreshment of the planning website and expanded customer services.

Source: Scottish Government / Dumfries & Galloway Council / Wheatley Homes South



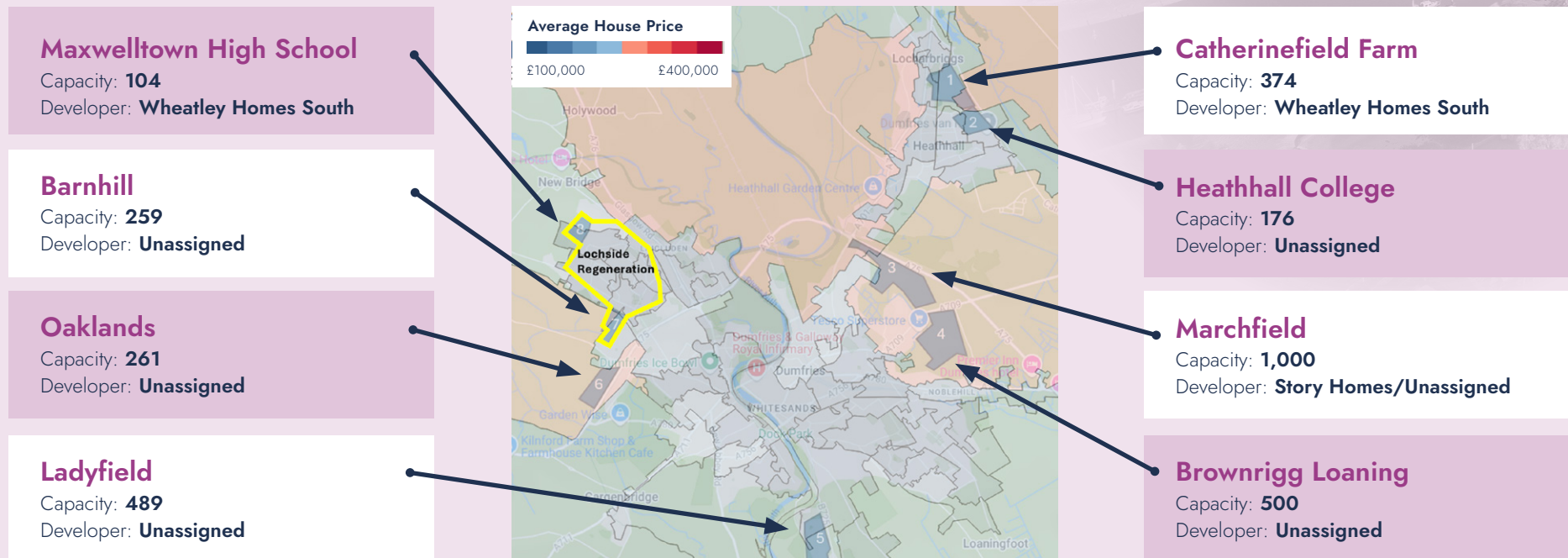


A SNAPSHOT OF DEVELOPMENT OPPORTUNITIES IN THE REGION

HIGH CAPACITY IN DUMFRIES

There is capacity for over 3,000 new homes in Dumfries.

Key capacity sites are on the periphery of Dumfries and primarily located on greenfield land in areas with higher average house prices.



ROBUST AFFORDABLE HOUSING DELIVERY

Wheatley Homes South has been delivering affordable housing throughout Dumfries & Galloway.

They have recently delivered 89 affordable homes at Curries Yard in Heathhall and are seeking to deliver hundreds more across Catherinefield Farm and Lochside sites.

The build out of Curries Yard has been a collective effort, with over £22 million in funding support from the Scottish Government, Dumfries & Galloway Council and Wheatley Homes South.



We see the opportunity and think there is a real regeneration push in this area.

WHEATLEY HOMES SOUTH

Wheatley Homes South is spearheading regeneration efforts at Lochside in Dumfries, less than two miles from Dumfries Town Centre.

It is inspired by the success of Glasgow's Transformational Regeneration Areas.

Wheatley Homes South is committed to delivering an affordable element on site, with opportunities for developers to deliver housing across a variety of tenures.



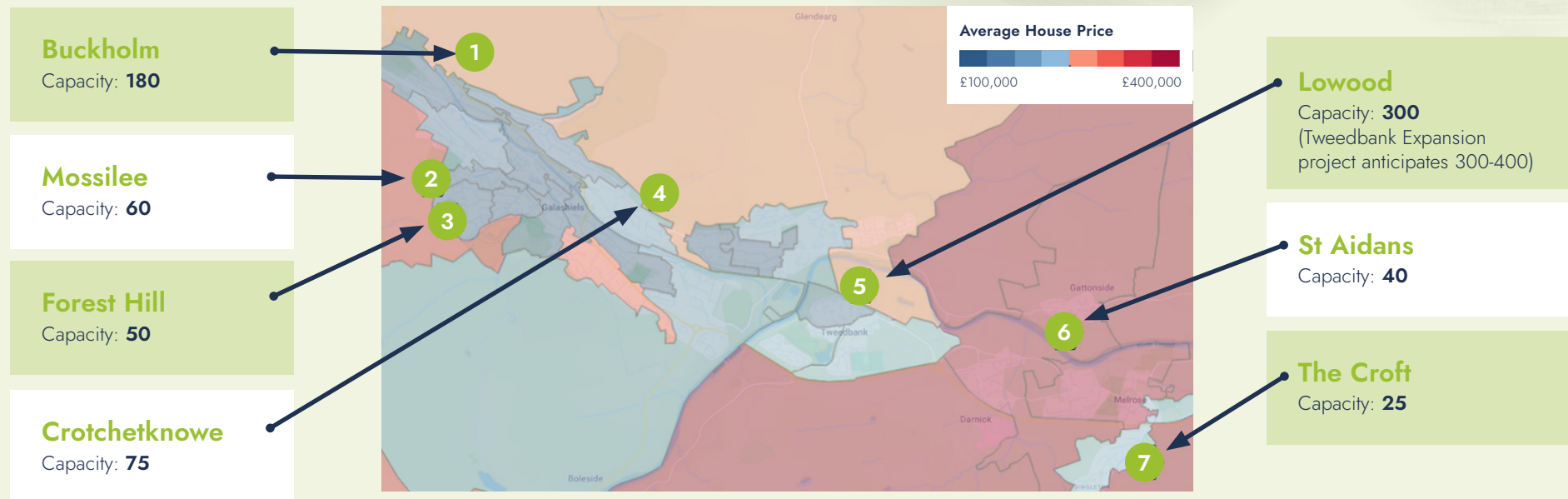
Map of Allocated Affordable Housing Sites in Heathhall

Image: Wheatley

HIGH CAPACITY IN THE SCOTTISH BORDERS

There is capacity of 730 new homes across larger Central Borders settlements of Galashiels, Tweedbank and Melrose.

The majority of these sites are located in areas where average house prices exceed £250,000.



TWEEDBANK EXPANSION

A residential site at the heart of the Tweedbank Expansion initiative.

Located along the scenic River Tweed, this greenfield site is allocated for mixed use development.

The site is in a strategic location, within a 5-minute walk from Tweedbank Railway Station, making it attractive to Edinburgh commuters.

The beautiful setting offers the opportunity to create a high-quality development, encouraging the use of sustainable transport and outdoor space for recreation.

The project aims to create a sustainable, modern community with a mix of housing, business space and community facilities as an integrated part of the Tweedbank community.

Key deliverables include:

- 300-400 new homes
- A new care village
- High-quality business space, with some already completed and occupied
- Infrastructure improvements including roads and active travel routes
- Community facilities



Source: Tweedbank Spatial Framework, Proctor and Matthews Architects 2017

WELL CONNECTED WIDER OPPORTUNITIES

The South of Scotland offers a wealth of allocated sites, many of which are strategically located close to railway stations and along key motorways and trunk roads.



Moffat

Sites allocated for **255 new homes** majority on greenfield land.

Approx. 1 hour to Glasgow via M74.

Approx. 1.5 hours drive to Edinburgh.

Lockerbie

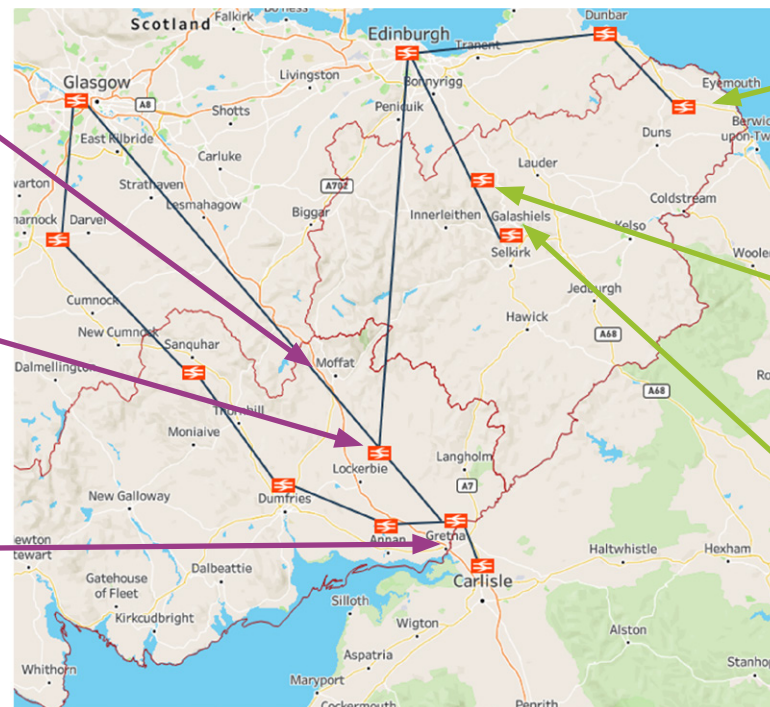
Sites allocated for **215 new homes**.

Approx. 1 hour train to Glasgow or Edinburgh. Approx. 30 minute train to Carlisle.

Gretna

Sites allocated for **638 new homes**.

Approx. 20/30 minutes to Carlisle via road or rail.



Eymouth/Reston

Sites allocated for **511 new homes**.

Approx. 45 mins to Edinburgh via train.

Approx. 1 hour drive to Edinburgh.

Stow

Sites allocated for **33 new homes**.

Approx. 45 mins to Edinburgh via train.

Approx. 1 hour drive to Edinburgh.

Galashiels/Tweedbank

Sites allocated for **706 new homes**.

Approx. 1 hour to Edinburgh via train.





LET'S DO BUSINESS!

The South of Scotland is a dynamic region that is up for growth and open for business.

We are a region that is undergoing significant investment. We are on a journey of transformation and there has never been a better time for housebuilders and developers, large and small, to join us and gain a foothold in the South of Scotland. The development sites outlined in this prospectus show some of the exciting opportunities available in our region. Many more await.

We are working more collaboratively than at any point in the past to succeed in making the South of Scotland a great place to build homes. All partners are committed to playing their part. This reflects that Housing is a priority for the South of Scotland Regional Economic Partnership. We have a **Housing Action Plan** in place to help guide and communicate our efforts — all centred on creating more homes and more choice of homes where they are needed to meet our economic ambitions for the South of Scotland.

If you are looking to build homes in the region, we are here to support you. We have and will share with you our knowledge and insight on our great region and the specific opportunities within. Our team stands ready to help you realise your ambitions, regardless of whether you are an established developer or housebuilder that wants to be part of our transformation or a business wanting to grow and take on more opportunities.

We look forward to working with you on this exciting journey for the South of Scotland.

LET'S DO BUSINESS!

Find out more and make contact with us via our website:
WWW.INVESTINSOUTHOFSCOTLAND.COM





[INVESTINSOUTHOFSCOTLAND.COM](https://investinsouthofscotland.com)

Front cover cycling image: South of Scotland Destination Alliance