

SITE UPDATE

December 2025



PROJECT

The New **Mountain Bike Innovation Centre** project at Caerlee Mill site in Innerleithen will:

- Provide a place for businesses - both local and international - to showcase their innovative products in the heart of the UK's leading mountain bike destination.
- Host academics and research by Edinburgh Napier University across the cycling sector.
- Include bike workshop development space, brand experience units, events space, offices, meeting rooms and teaching space.

For more information on the project, visit: www.southofscotlandenterprise.com/mtbcentre

South of Scotland Enterprise is leading on the project - with support from Scottish Borders Council and Edinburgh Napier University. The Mountain Bike Innovation Centre will be funded by a £19million investment from the UK Government as part of the Borderlands Inclusive Growth Deal, including £4m to be allocated towards the Tweed Valley Adventure Bike Park and Trail Lab. Development partner, Hub South East, is delivering the project and has appointed Morrison Construction as the main contractor. Early works started at the end of September to prepare for main new build works in 2026.

WORK TO DATE

Early Works so far have included:

- Site set up and perimeter boundary.
- Ecology inspections and checks focussed on bats.
- Demolition of former Caerlee Mill building, separating all materials on and offsite and recycling or reusing where safe
- Chimney stack is being repaired.



UPCOMING WORKS

The team will be working until the festive break on site clearance and recycling of materials, alongside a limited element of fence replacement works.

The current traffic restrictions in place will be removed for the festive break.



January to March 2026

Following the festive break, the team will be progressing a phase of advanced utility works, including the installation of a new substation for the new build project.

In addition to these works, a series of existing utility diversions will be undertaken. The network operator - Energy Assets Networks – will contact any impacted properties in advance. Further information in relation to this should be issued in February 2026.



PLANNING FOR THE FUTURE - WORKSHOPS

South of Scotland Enterprise, alongside Scottish Borders Council, Forestry and Land Scotland, Developing Mountain Biking in Scotland, Edinburgh Napier University and Tweed Valley Trails Association, held an evening on Tuesday 4 November that included three workshops to discuss:

- Sustainable Community Trail Planning
- Mountain Bike Research and Mountain Bike Innovation Centre activities
- Place Planning for the local area

Those attending were encouraged to provide their ideas to ensure that we can all work together to maximise the opportunities which mountain biking presents to Innerleithen and Walkerburn. A follow is expected to be announced in early 2026.

Thank you to everyone who attended – the ideas discussed will help to shape this project as it progresses.

SITE SECURITY

The site has re-enforced site perimeter fencing, with a CCTV system which is remotely monitored.

There will also be patrols throughout the duration of the works.

If members of the public have any concerns during operational hours, please contact site (details below) and out-of-hours, Police Scotland should be alerted by calling 101.

SITE CONTACT DETAILS

We will keep you up to date with future planned works but if you have any comments, questions or concerns relating to construction work, please get in touch with Morrison Construction. Call: 0141 557 6500 or email: MBICnewbuild@morrisonconstruction.co.uk where we shall be happy to assist.