

Land at Barleyknowe Road,
Gorebridge, EH23 4PD

- Suitable for a variety of uses (STP)
- Midlothian Local development plan outlines around Gorebridge for circa 2,100 houses
- Site extends to 9.43 acres (3.77 ha)

LOCATION

Gorebridge is a small village situated 10 miles south of Edinburgh city centre in Midlothian, with a population of approximately 6,000 persons. Gorebridge benefits from strong transport links to the City Bypass and the motorway networks. The town benefits from the Borders' Train Line re-opening in 2015, which provides half hourly trains between Edinburgh and Tweedbank increasing footfall within the town centre. Gorebridge has also recently secured a £3.4 million funding package to revitalise the town centre which includes enhancements to Hunter Square and the development of a heritage and signage project. Road access is provided by the A7 trunk road which links to the A720 (Edinburgh City Bypass) at the Sheriffhall Roundabout.

The site is located on the south of Barleyknowe Road just outside Gorebridge and is a 20 minute walk from Gorebridge station.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction with the purchaser responsible for any Land and Buildings Transaction Tax or VAT or registration dues incurred thereon.

PURCHASE TERMS

Offers are invited for our client's heritable interest in the whole of the site or as two separate lots. Offers which are subject to planning consent will be considered. Proof of funding will also be required to accompany any offer submitted.

NOTES OF INTEREST

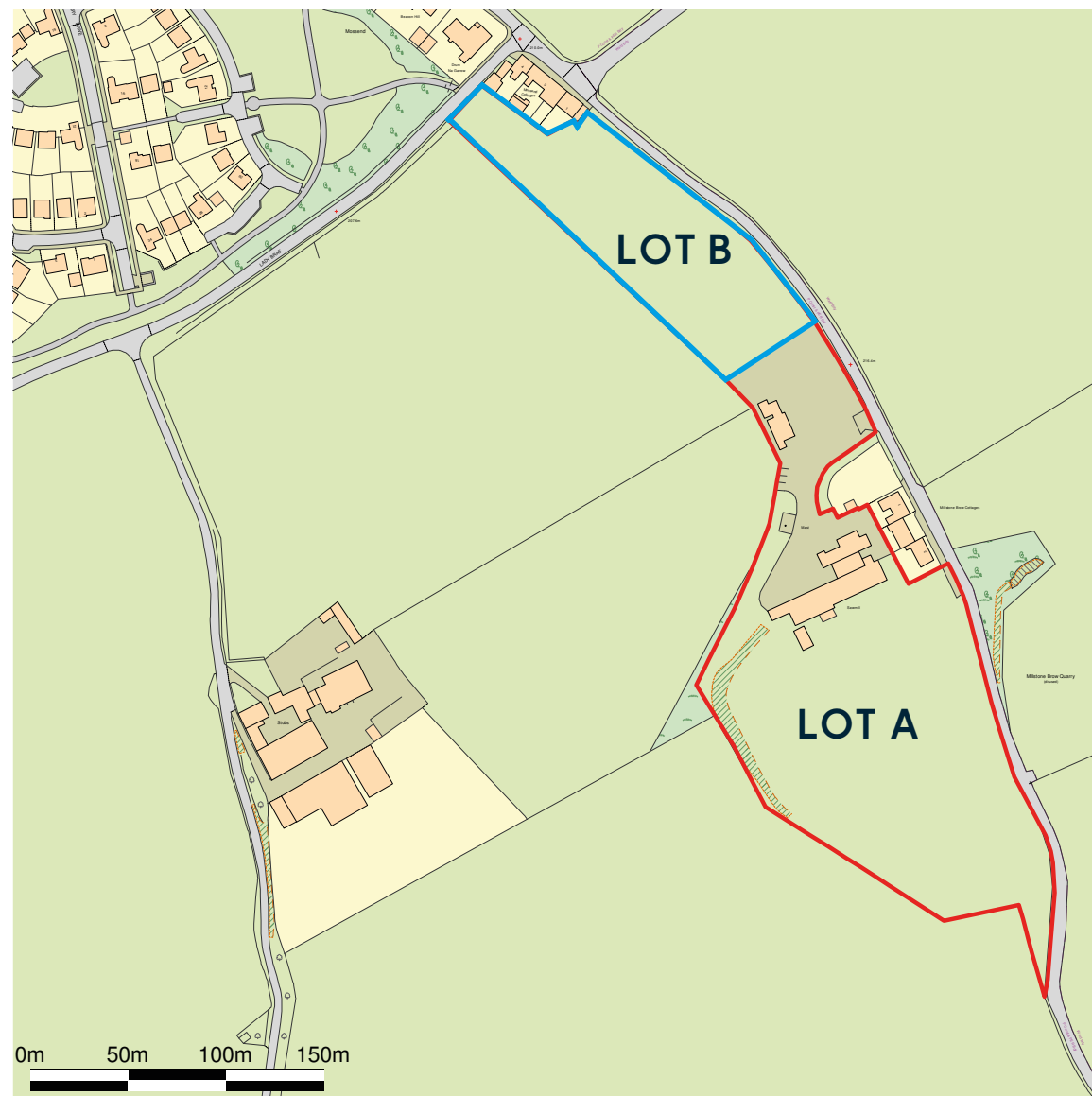
Interested parties are advised to note their interest in writing to the sole selling agents in order to be advised on any closing date which may be set.

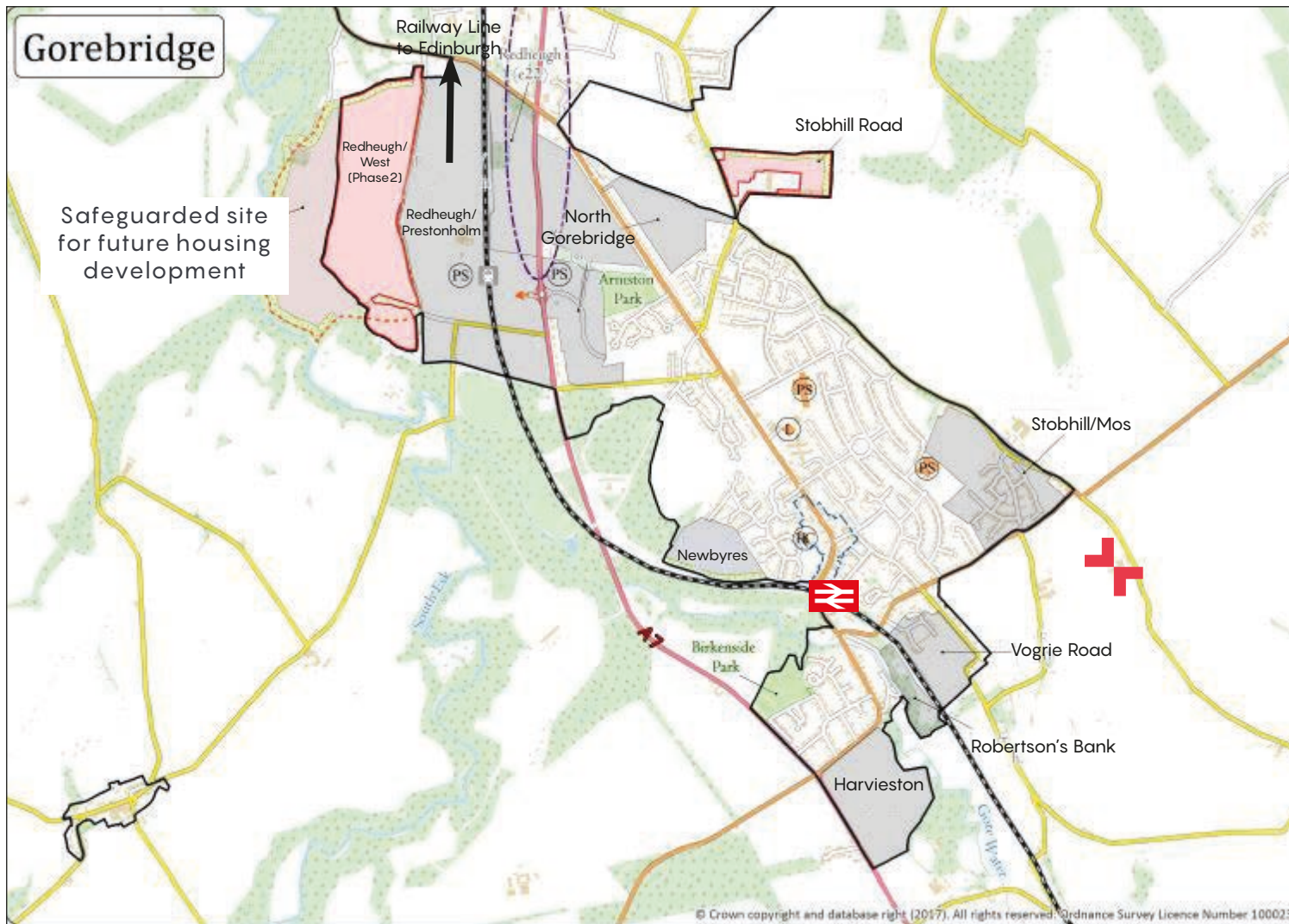
DESCRIPTION

The site extends to 9.34 acres (3.77 ha) as shown on the adjacent plan.

Lot A — 6.86 acres (2.77 ha)

Lot B — 2.48 acres (1.00 ha)





Area	Housing Capacity
Redheugh/ West (Phase 2)	200*
Redheugh/ Prestonholm	700
North Gorebridge	538
Newbyres	76
Vogrie Road	90
Robertson Bank	55
Harvieston	211

To arrange a viewing or for more information contact:



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Surveyor
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2019

PLANNING

The site is currently designated as 'land protected by the countryside' in the proposed 2016 Midlothian Local Development Plan.

The majority of the site is brownfield land, previously used as a sawmill, and therefore we believe the subjects are suitable for residential development, subject to planning consent. Interested parties should contact Midlothian Council Planning Department for further information.