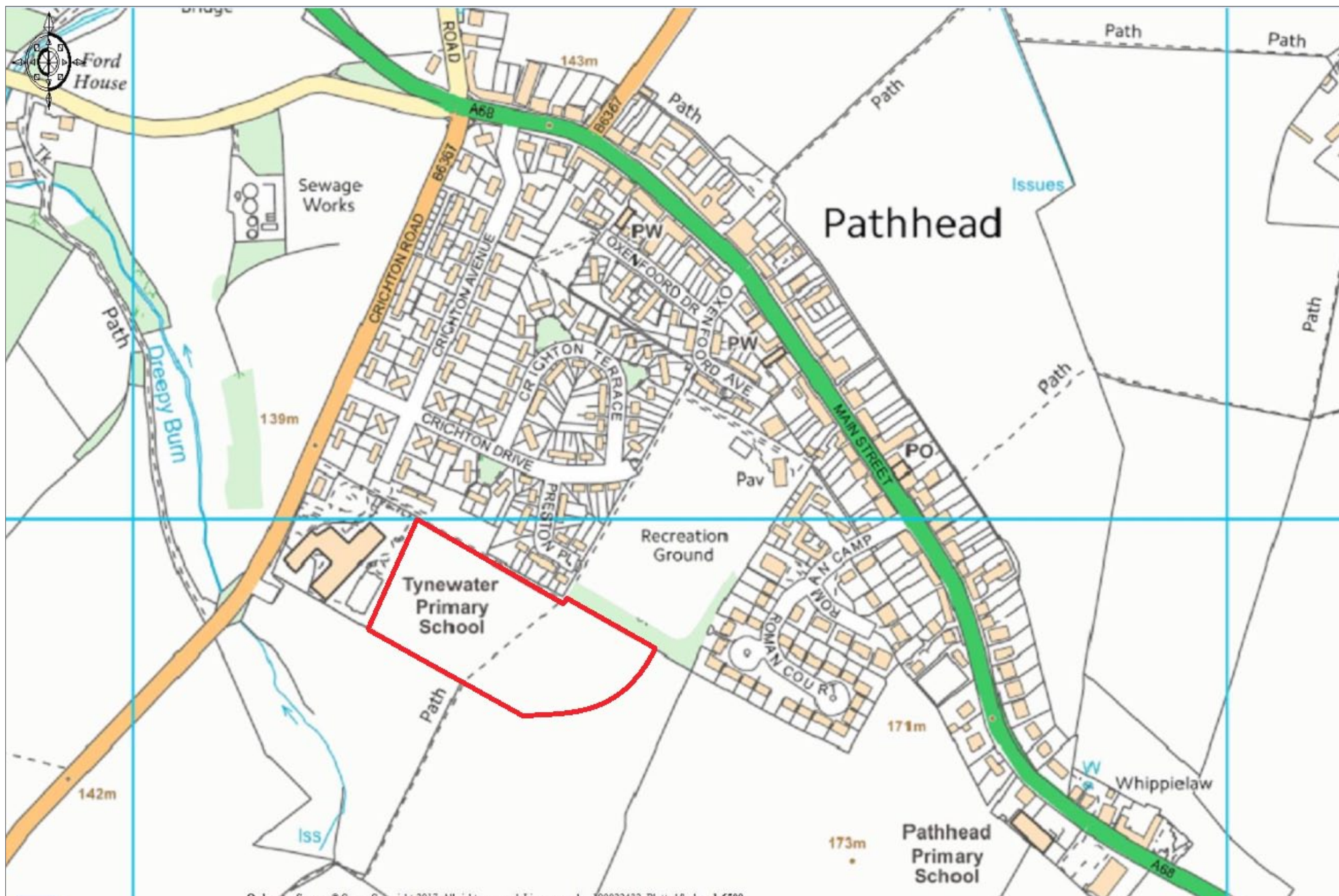




## LAND AT CRICHTON ROAD, PATHHEAD, MIDLOTHIAN, EH37 5QS

- Site extending to approx. 6.2 acres (2.5 ha) with residential development potential, subject to consents
- Edge of village greenfield site in established residential area with countryside views to the south
- Located around 10 miles south east of Edinburgh with the A68 providing direct access to the Edinburgh City Bypass
- Allocated for Housing in the adopted Midlothian Local Plan over approx. 6.2 acres
- Offers invited for the site as a whole





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# LAND AT CRICHTON ROAD

PATHHEAD, MIDLOTHIAN, EH37 5QS

## LOCATION

The subject site is located within the popular village of Pathhead, situated within Midlothian. Pathhead is a small settlement of around 1,000 residents positioned to the east of the River Tyne, approximately 10 miles south east of Edinburgh. The A68 runs through the village and connects directly to the Edinburgh City Bypass (A720) making Pathhead a good commuter location for Edinburgh and the wider central belt.

Within Pathhead there are a number of local shops including a post office / general store, bakery, pharmacy and two public houses. There are further retail facilities available in Dalkeith including Tesco and Morrisons Superstores. In addition, Retail Parks at Fort Kinnaird (Argos, Boots, Primark, TK Maxx and M&S) and Straiton (Sainsbury's, Ikea, Asda, TK Maxx, Homebase, M&S Simply Food) are both located around 8 miles from Pathhead. Other amenities within the village include a medical centre, Church, Callander Park (football pitch / changing facilities / children's play area) and bowling club. The local area also benefits from a wealth of outdoor pursuits including walking, horse riding, golf, rugby, fishing and biking.

Tynewater Primary School (built in 2007) is located adjacent to the site with secondary education provision available at nearby Dalkeith High School, around 4 miles north west. Pathhead benefits from a bus service to Edinburgh with the Borders Railway station at Gorebridge (approx. 3.5 miles south west) providing regular services to Edinburgh Waverley in around 25 minutes.



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## Indicative Layout

## DESCRIPTION

The land for sale is located to the south west of Pathhead and extends to an approximate area of 6.2 acres (2.5 ha). The development opportunity has a well positioned edge of village location with open views to the south. The site is broadly rectangular with a curved eastern boundary and comprises open arable farmland. Adjacent land to the west / south / east of the site is under the ownership of the vendor and presents the opportunity for associated infrastructure to be located off-site, subject to consents – please contact the selling agents for details.

To the north of the site are residential properties along Crichton Drive / Preston Place and to the north east is Callander Park. A footpath runs along the northern boundary of the site which provides pedestrian access west to Crichton Road, north to the adjacent residential properties and east to Callander Park.

To the west is Tynewater Primary School then Crichton Road (B6367). To the south of the site is arable and rough pasture farmland.

The vehicular entrance is anticipated to be taken from Crichton Road to the west which provides direct access north to the A68. Land to the south of Tynewater Primary School is under the ownership of the vendor and appropriate provisions will be granted to the purchaser to enable an effective access road to the site to be delivered. An initial section of the access road from Crichton Road has been constructed to the south west of Tynewater Primary School.

## PLANNING

The site is allocated within the Midlothian Local Plan (adopted 2008) as Housing Site 'Crichton Road, Pathhead' (VH1) with an approximate site capacity of around 35 units. This site allocation has been continued within the proposed Midlothian Development Plan which is expected to be adopted in late 2017.

An indicative layout is presented above for illustrative purposes only and does not have planning permission. A total of 50 units have been included within the indicative plan. Any increase in unit numbers above 35 will require a departure from the Local Plan allocation's approximate capacity.



Initial discussions regarding the indicative layout have been undertaken with Midlothian Council's Planning Department with details available from the selling agents.

There are no listed buildings within the subject site and the site is not within a Conservation Area. Pathhead and Ford Conservation Area is to the north of the site.

For queries regarding the indicative layout please contact the architect Barton Willmore:

### Chris Matson

Chris.Matson@bartonwillmore.co.uk  
+44 (0) 131 220 7777

For advice regarding planning, please contact Midlothian Council on 0131 271 3302 /  
development.management@midlothian.gov.uk













## IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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## METHOD OF SALE

The heritable interest (freehold) in the site is offered for sale. Adjacent land to the west / south / east of the site is under the ownership of the vendor and appropriate provisions will be granted to the purchaser to enable an effective access road from Crichton Road. In addition, there is the opportunity for associated infrastructure to be located off-site, subject to consents.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set. Interviews may be undertaken with offering parties to provide greater clarity on bids to the vendor.

The vendors may require overage / clawback provisions.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the property without reference to any other party.

## FURTHER INFORMATION

Parties should note interest with Savills in the first instance in order to receive any further information available.

To view the site please contact the selling agent.

Each party will be liable for their own legal costs.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

A title plan will be prepared for sales purposes.

Only indicative boundaries are provided and should not be relied upon.

**October 2017**