

FOR SALE

RESIDENTIAL DEVELOPMENT SITE NEWLANDRIG, MIDLOTHIAN



- APPROX 1.57 HA (3.891 ACRES)
- DETAILED PLANNING CONSENT FOR 10 DETACHED FAMILY HOMES
- ATTRACTIVE RURAL LOCATION ON THE EDGE OF A CONSERVATION VILLAGE CLOSE TO EDINBURGH

LOCATION

The site is located on the western edge of the attractive Midlothian village of Newlandrig. Newlandrig is a designated Conservation Area which also lies within an Area of Great Landscape Value (AGLV).

The site is located in close proximity to the Gorebridge station on the Borders Railway line that is currently under construction and due for completion in the Summer of 2015. The Gorebridge station will have ample car parking and provide a fast link into Edinburgh City Centre.

More specifically, Newlandrig sits on the B6372 road, roughly midway between the towns of Gorebridge, to the west and Pathhead to the east. The site is extremely well located for access to the city of Edinburgh, approximately 13 miles to the north-west. Access to the city from

Newlandrig was greatly enhanced in recent years with the completion of the A68 Dalkeith Bypass that links directly onto the A720 City Bypass.

The area surrounding Newlandrig and the subject site is largely agricultural in nature although a key leisure and amenity facility for the area is located a few hundred metres to the east of Newlandrig in the form of Vogrie Country Park. The park, which is owned and operated by Midlothian Council is an extremely popular local attraction and includes a 9 hole golf course, childrens' adventure playground, some 11.5 miles of marked trails, permanent barbecue area and cafe as well as being host to a range of outdoor events throughout the year. We believe the existence of the country park within close proximity to the proposed development at Newlandrig will be a key selling point for the sale of the completed houses.



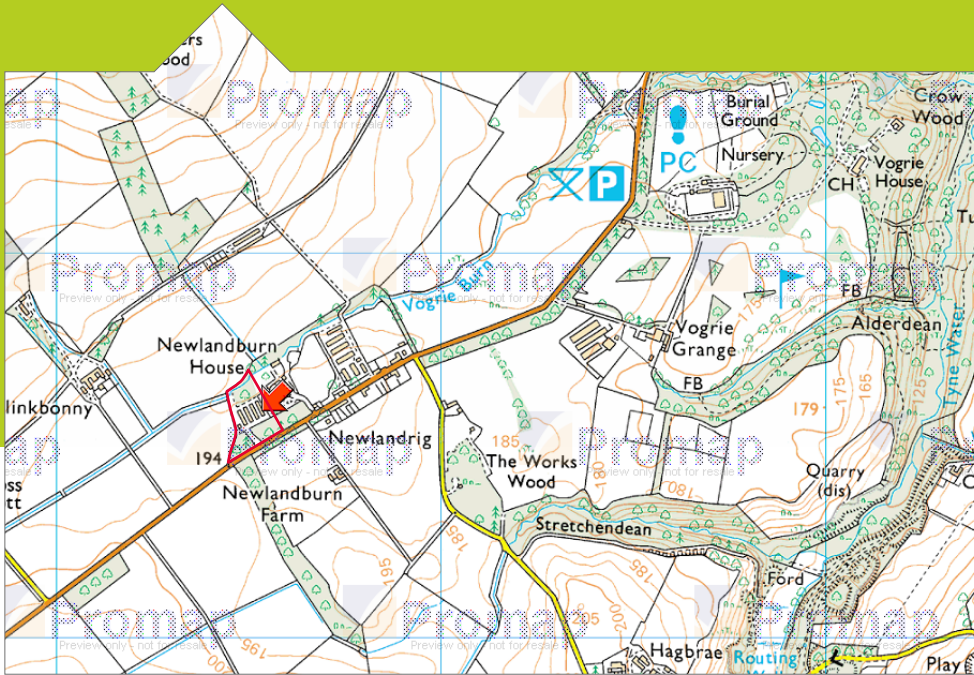
THE SITE

The site for sale comprises a former poultry rearing facility extending to approximately 1.57 ha (3.891 acres). The current redundant poultry sheds and associated accommodation will be demolished by the vendor leaving an attractive enclosed central site surrounded by a mature tree belt on all sides. The site is directly accessed from the B6372 and is generally level with a drop in height to the north towards the water course.



RESIDENTIAL DEVELOPMENT SITE

NEWLANDRIG, MIDLOTHIAN



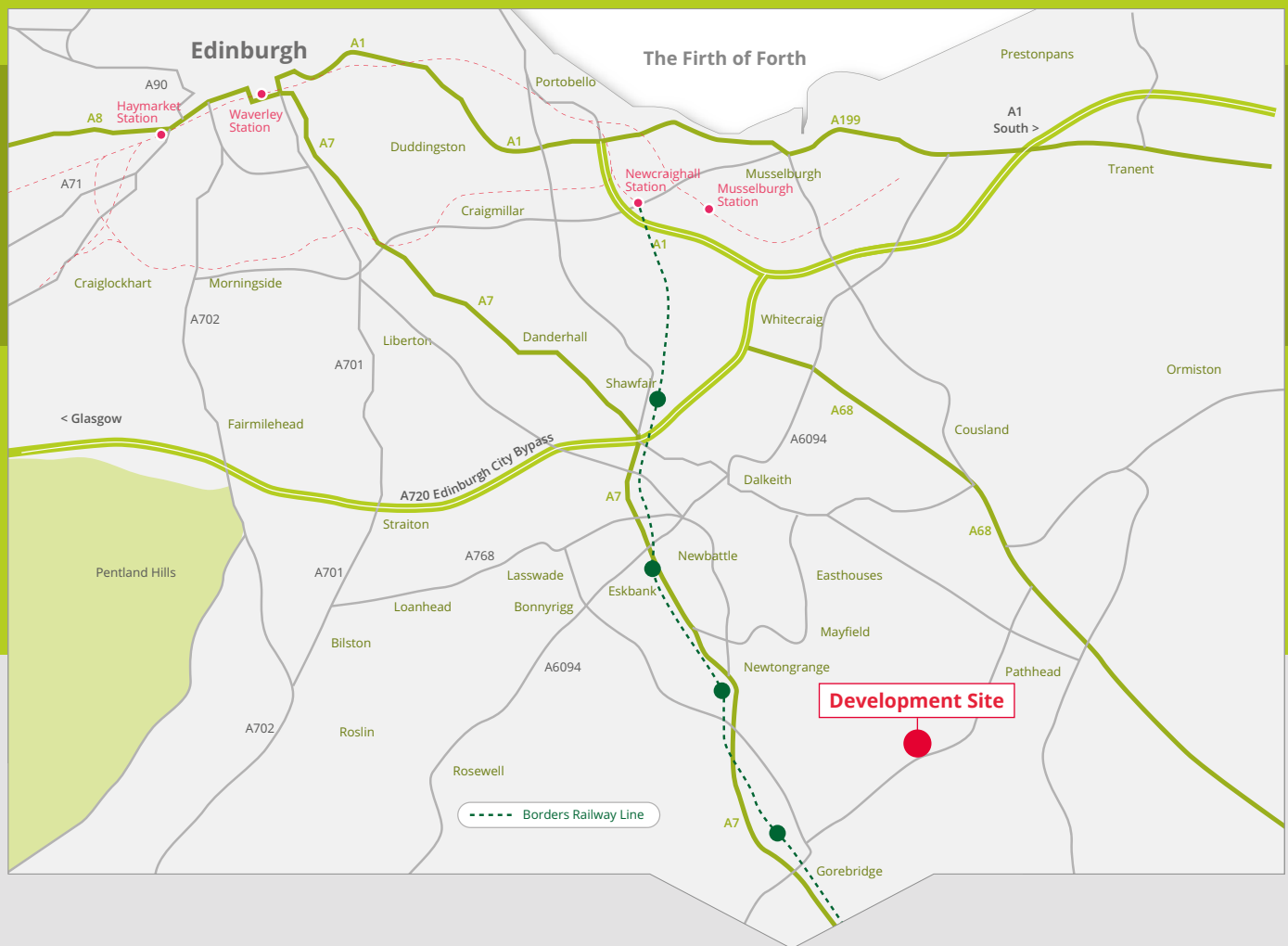
PLANNING

Planning consent has been obtained (Ref: 13/00676/FTP) for a development of 10 new build detached houses. Each unit has front and rear gardens and house types range from the smallest at 158 sqm (1,700sqft) up to 2,906sqft (including garage space). Below is a table summarising the individual house sizes.

Plot	Ground Floor	First Floor	Total M ²	Garage	Inc. Garage
1	96.0	93.0	189.0	35.0	224.0
2	72.0	90.7	162.7	18.0	180.7
3	104.0	136.0	240.0	30.0	270.0
4	104.0	136.0	240.0	30.0	270.0
5	71.5	92.7	164.2	30.8	195.0
6	69.9	69.9	139.8	18.2	158.0
7	104.0	136.0	240.0	30.0	270.0
8	72.0	90.7	162.7	18.0	180.7
9	69.9	69.9	139.8	18.2	158.0
10	96.0	93.0	189.0	35.0	224.0



The Section 75 Agreement has been negotiated with Midlothian Council although at this time has not been signed. It would be the vendor's intention to have a purchaser enter into this Agreement directly with Midlothian Council and a draft can be made available on request.



FURTHER INFORMATION

Drawings

A full set of planning drawings and CGI images are available on request.

Services

- **Power** - an electricity power line is in site to serve the former poultry farm.
- **Energy** - the area is not served by mains gas, therefore an alternative means of providing heating to the development will be required.
- **Drainage/Water** - there is no mains foul drainage serving the site and therefore a septic tank solution will be required. We understand that a fresh water main serves the site from the B6372.

- **BT** – We understand there was historically a phone line serving the poultry farm.

Interested parties should note that there is an area for siting energy and drainage infrastructure facilities in the woodland to the north of the site.

Ground Information

A report on mineral ground investigations by Scott Bennett Associates dated November 2014 is available upon request.

Environmental Matters

A tree survey and an aboricultural impact assessment formed part of the planning application and copies are available upon request.

Offers

Offers are invited for the benefit of the heritable interest in the site.

VIEWING & FURTHER INFORMATION

Please contact the sole selling agents.

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