

FOR SALE
COCKPEN ROAD, COCKPEN ROUNDABOUT
BONNYRIGG, EH19 3HS



DEVELOPMENT SITE EXTENDING TO 0.5 ACRES (0.2 HA) APPROX.

SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING CONSENT BEING OBTAINED)

Prominent Corner Site | Adjacent to high traffic volume roundabout
Growing residential areas adjacent | Suitable for roadside uses

Colliers

07774 212 955

LOCATION

Bonnyrigg which is the largest town in Midlothian, is situated approximately 13 miles south of Edinburgh city centre, is growing rapidly with the population having increased from circa 15,000 in 2015 to around 18,600 in 2018.

SITUATION

The site is situated adjacent to Cockpen Roundabout, on Cockpen Road and is located approximately 1 mile south of Bonnyrigg town centre.

Cockpen Roundabout is situated on the B704 road to Gorebridge and Dalhousie Business Park but also gives access to the A703 Peebles/Leadburn and Howgate Road which comprises the Bonnyrigg Distributor road.

Cockpen roundabout also gives access to the B6392 which connects to the Hardengreen Roundabout providing access to Newtongrange, Mayfield as well as Galashiels and Hawick.

The site is situated in close proximity to the residential areas of Brixwold and Hopefield, the latter comprising 1,300 new homes with a further 1,000 houses planned over the next few years. In addition, planning consent has been granted for 320 residential units at Dalhousie South, immediately to the south east of the Cockpen roundabout and a national housebuilder will be commencing construction on the initial 94 units in summer 2021.

PLANNING

The site is not allocated for any purpose in the 2017 Local Development Plan and is therefore suitable for a variety of uses subject to planning consent being obtained.





DESCRIPTION

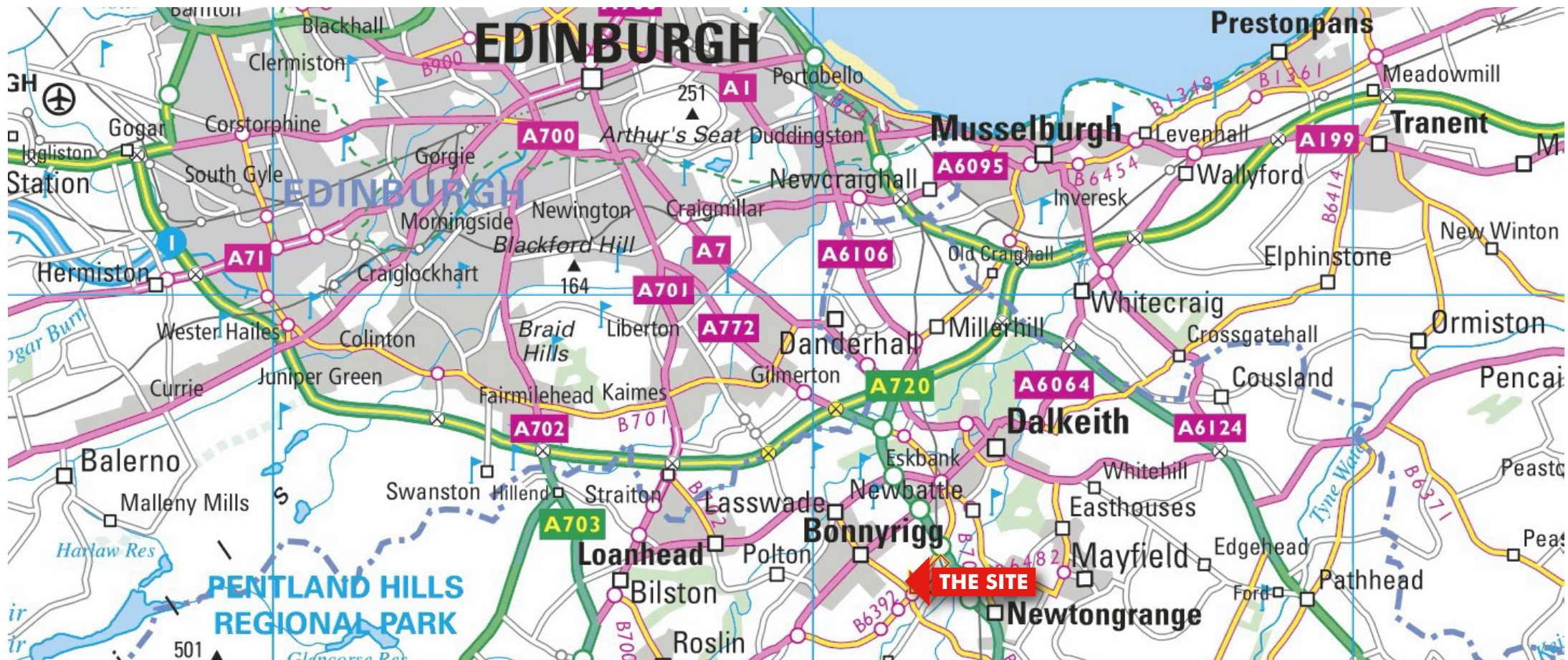
The property comprises a vacant corner site having frontage on to the Bonnyrigg Distributor road, Cockpen Roundabout and Cockpen Road which connects with Bonnyrigg town centre.

The site Area extends to 0.5 acres (0.2 ha) approx.

DEVELOPMENT POTENTIAL

The site may have potential for development for roadside uses possibly including convenience store and drive thru/pod retail units as well as other uses.





RATES ASSESSMENT

The property is not currently separately assessed.

ENTRY

By agreement.

OFFERS

Offers to purchase the heritable interest are invited. Interested parties are requested to note interest as a closing date for offers may be set.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

For the avoidance of doubt any purchaser will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT payable thereon.

VIEWING & FURTHER INFORMATION

Please contact the selling agent for further information or to arrange a viewing.

Colliers

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