



PLOT AND LAND AT TIPPERWELL, HOWGATE, PENICUIK, MIDLOTHIAN

**WALKER SCOTT IRELAND**  
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



## A VILLAGE EDGE PLOT, IN A HIGHLY SOUGHT-AFTER LOCATION, WITH ADJOINING PADDOCKS, OFFERING THE OPPORTUNITY TO CREATE AN ATTRACTIVE SMALL HOLDING.

A PRIME HOUSE PLOT OF APPROXIMATELY 0.4 ACRES WITH "PLANNING PERMISSION IN PRINCIPLE" IN PLACE FOR A DETACHED HOUSE. KEY SERVICES AVAILABLE NEARBY ON THE ROADSIDE. LOCATED IN A HIGHLY SOUGHT-AFTER RURAL VILLAGE EDGE, WITH OPEN VIEWS TO THE PENTLAND HILLS.

### TOTAL AREA OF APPROXIMATELY 7.05 ACRES (2.85 HA)

#### LOCATION

The plot and land are located on the north-west edge of the village of Howgate, which is small conservation village within south Midlothian. The area is predominantly rural, with a number of village houses close by to the north and south, but with open fields and views to the Pentland Hills dominating the surroundings. The plot and land are accessed off the B7026 public road, which runs north from the village and joins the A701, approximately three miles to the north, with Edinburgh City centre being approximately eleven miles north from the plot and land.

Howgate is a small, rural, conservation village, centred around a village green. The village benefits from excellent access to Edinburgh and as such is popular with commuters, however, it retains a real village community within a pleasant rural area. Larger town services are available in Penicuik, approximately two miles to the north-west, including primary and secondary schooling. Major out of town shopping is available at Straiton, approximately five miles to the north, along with Edinburgh Park and Ride facilities and connections onto the A720, Edinburgh City By-pass.

#### DESCRIPTION

##### **Lot 1**

The plot measures approximately 0.42 acres (0.17 Ha) and comprises a generally level area within the north-east corner of the current field. It is approached off the public road, by way of an existing field gate (which will be shared with Lot 2). It is partially enclosed by fencing on the north and east sides, with an adjoining house and garden to the north.

Views from the plot are to the west over the field (part of Lot 2), open surrounding farmland and distant views of the Pentland Hills.

##### **Lot 2**

Lot 2 lies to the south of the plot (Lot 1) and comprises an adjoining single field of sloping,

mixed permanent grassland with small wetland habitat area and trees along the fenceline with the southern field. The south field is also down to grass and slopes to the south. The two fields total approximately 6.63 acres (2.68 Ha). The two fields, along with the plot, offer the opportunity to create an attractive smallholding, in an appealing area, with open rural views.

#### DIRECTIONS

From the Straiton junction on the A720, Edinburgh City By-pass, head south on the A701, signposted to Penicuik. Continue towards Penicuik on the A701 at the "Gowkley Moss Roundabout" but just after, branch off to the left onto the B7026 at Auchendinny. Continue on the B7026 through Auchendinny and the hamlet of Loanstone. Approximately one mile beyond Loanstone, the road enters the Howgate "30" limit and the plot and land are on the right hand side at the bottom of the hill, before the roundabout.

The postcode for satnav purposes is EH26 8QD. It is strongly recommended that you do not rely on a Satnav in this rural location and check on a route map prior to any viewing.

What3words: dube.adults.freezing

#### PLANNING PERMISSION

The plot (Lot 1) benefits from "Planning Permission in Principle" for the development of a single dwelling (Planning Reference 22/00127/PPP). This was issued by the Midlothian Council Local Review Body on 25 October 2022 and is subject to a number of planning conditions.

There are no other planning permissions.

#### SERVICES

The plot (Lot 1) benefits from mains electricity and public water available along the adjoining road (B7026).

#### ACCESS

The plot (Lot 1) and Lot 2 are accessed directly off the B7026, by way of a shared single access point.

#### THIRD PARTY RIGHTS AND SERVITUDES

The plot and land are sold together with and subject to all existing rights of way, servitudes, wayleaves, and others, whether contained in the Title Deeds or otherwise and purchasers will be deemed to have satisfied themselves in all such respects. The land forming Lot 2 is crossed by electricity pole lines.

#### ENVIRONMENTAL MATTERS

The south field to Lot 2 is located within the Howgate Conservation Area. There are no Environmental Designations or Scheduled Ancient Monuments.

#### LAND USE CLASSIFICATION

The land is classified by the James Hutton Institute for agricultural land use purposes as Grade 3:1 and for forestry land use purposes as Class F4.

#### INTEGRATED ADMINISTRATION AND CONTROL SYSTEM (IACS) & BASIC PAYMENT SCHEME (BPS) ENTITLEMENTS

All of the land is registered for IACS purposes and qualifies for Region 1 Entitlement under the Basic Payment Scheme (BPS).

There is no BPS entitlement available to the purchaser.

All of the grassland is also subject to Less Favoured Area Support Scheme (LFASS) status. The land is currently not subject to any Agri-Environment Climate Scheme (AECS).

#### MINERAL RIGHTS

Mineral rights are included in the sale, so far as the seller has title to them.

#### CONDITIONS OF SALE

The plot and land will be sold with all necessary rights of access from the public road, subject to agreed maintenance obligations over shared access areas, in the event of each lot selling separately.

#### ENTRY

By mutual agreement.

#### VIEWINGS AND FURTHER INFORMATION

Viewing is possible at any time during daylight hours. Please contact the Selling Agents in advance of your visit to notify us of your viewing. For your own personal safety, please be aware of potential hazards when viewing. Viewing is carried out entirely at the viewer's risk. Please note that the fields may be grazed by stock (cattle and sheep) at the time of viewing and viewers must take all steps not to unduly disturb stock or put themselves in danger by approaching stock in a manner that might cause them disturbance.

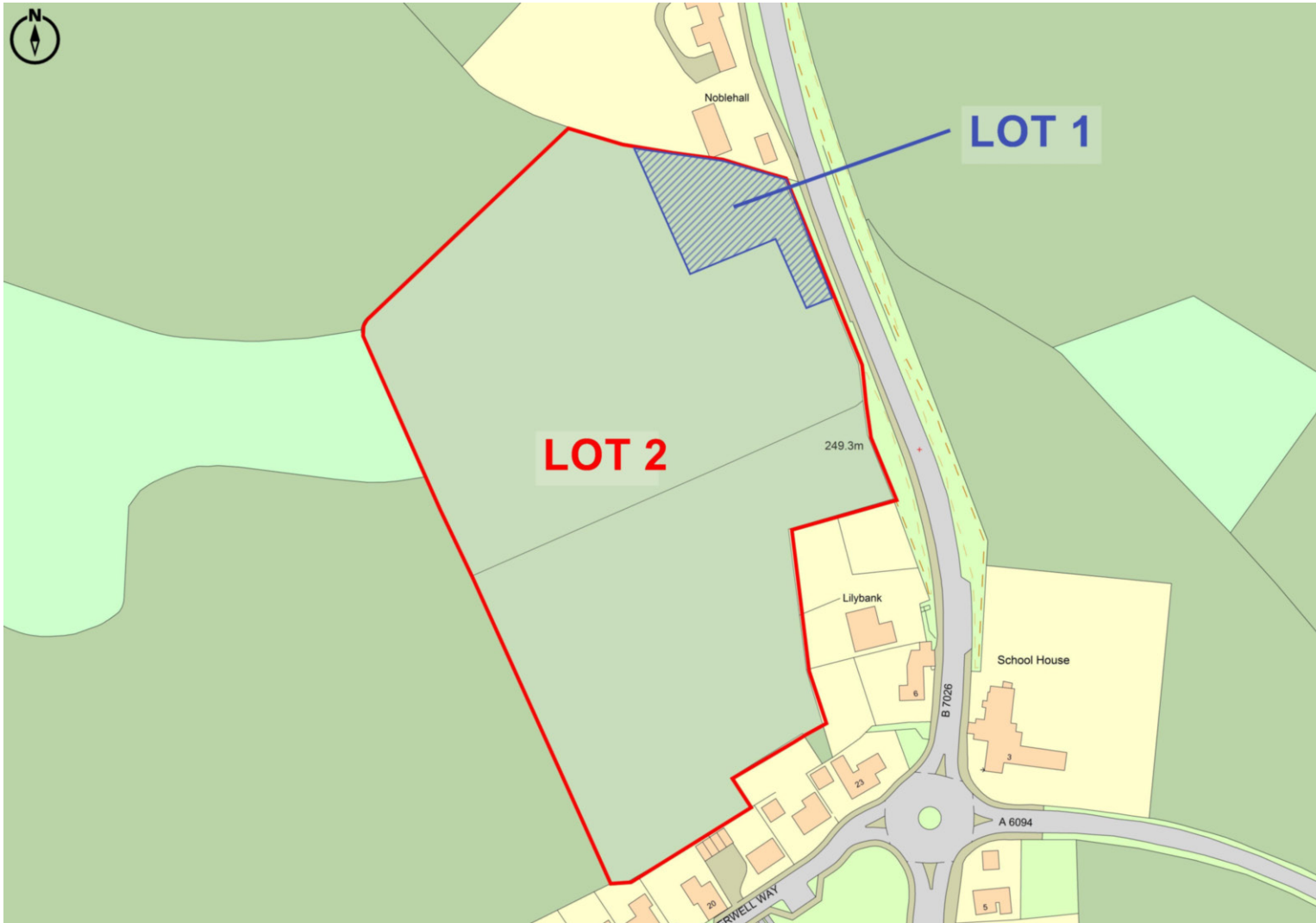
For further information please contact Walker Scott Ireland Ltd. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

An information pack, including copies of the Planning documentation and services information, is available from the selling agents to parties noting interest and able to demonstrate proof of funding.

#### ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".





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