

For Sale

Land / Development
Opportunity

Greenhall Road
Gorebridge
EH23 4AW



2.34 Acres
0.95 Hectares

Property Details

- Located in desirable Midlothian town of Gorebridge
- Land with potential for future development, subject to all relevant consents being obtained
- New build housing developments within the immediate vicinity
- Listed in Midlothian Local Development Plan under planning policy DEV 2: Protecting Amenity Within the Built-Up Area
- Offers invited for purchase of heritable interest

LOCATION:

Gorebridge is a small town located in Midlothian, situated approximately 12 miles from the city centre of Edinburgh. Gorebridge has excellent transport links and is situated in close proximity to Edinburgh city bypass, as well as being connected by train via the Edinburgh - Borders railway line.

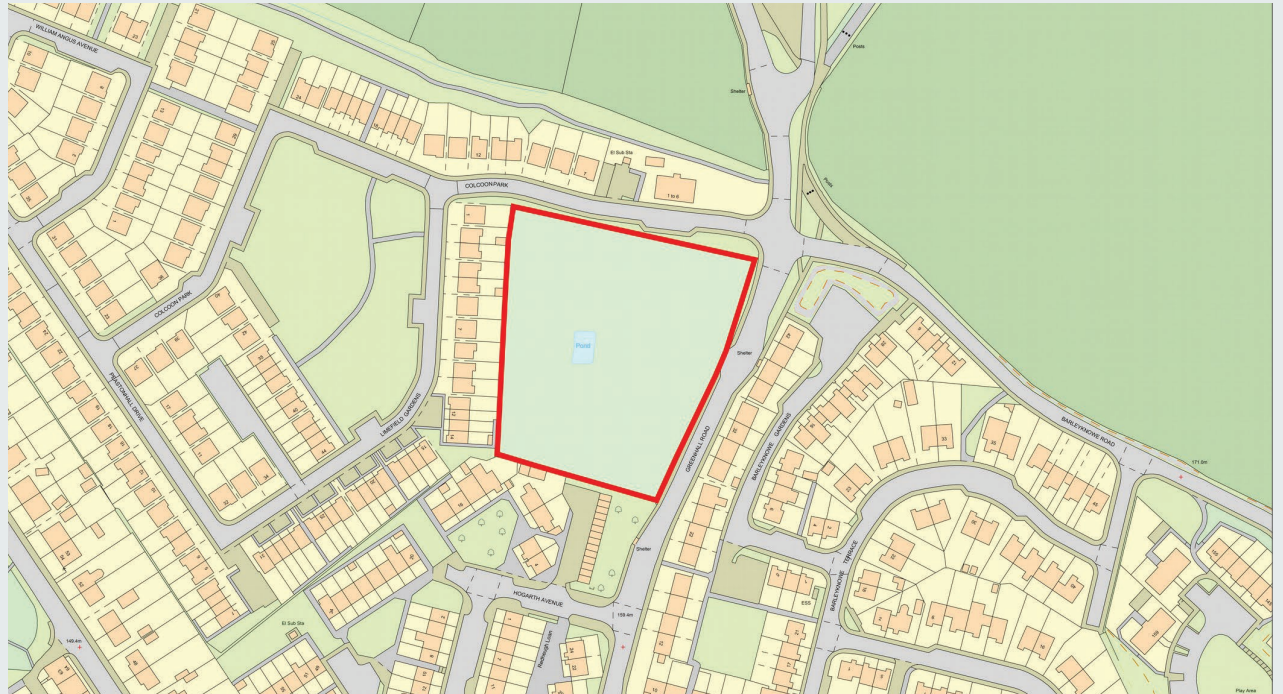
More specifically, the subjects are located off Greenhall Road to the north of the centre of Gorebridge, and are located directly next to the junction between Greenhall Road, Colcoons Park, Stobhill Road and Barleyknowe Road.

The location of the premises can be seen on the appended plan.

DESCRIPTION:

The subjects comprise a fairly regular shaped piece of overgrown land that extends to approximately 2.34 acres (0.95 hectares).

There appears to be a former access track to the area that is located to the east side of the site, with access to this track taken directly off Greenhall Road, approximately 60m south of the main junction.



Property Details

PLANNING/DEVELOPMENT:

The subjects are noted within the Midlothian Local Development Plan under planning policy DEV 2: Protecting Amenity Within the Built-Up Area, which suggests that development will be permitted within existing and future built-up areas, and in particular within residential areas, unless it is likely to detract materially from the existing character or amenity of the area.

Parties should direct any and all planning enquiries towards Midlothian Council Planning Department.

SALES TERMS:

Offers are invited for the outright purchase of our client's heritable interest.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £17,600 per annum.

PROPOSAL:

All proposals to purchase should be directed towards the sole selling agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

DM Hall Commercial Department
17 Corstorphine Road, Edinburgh,
EH12 6DD

0131 624 6130

DM HALL



Regulated by
RICS

VAT:

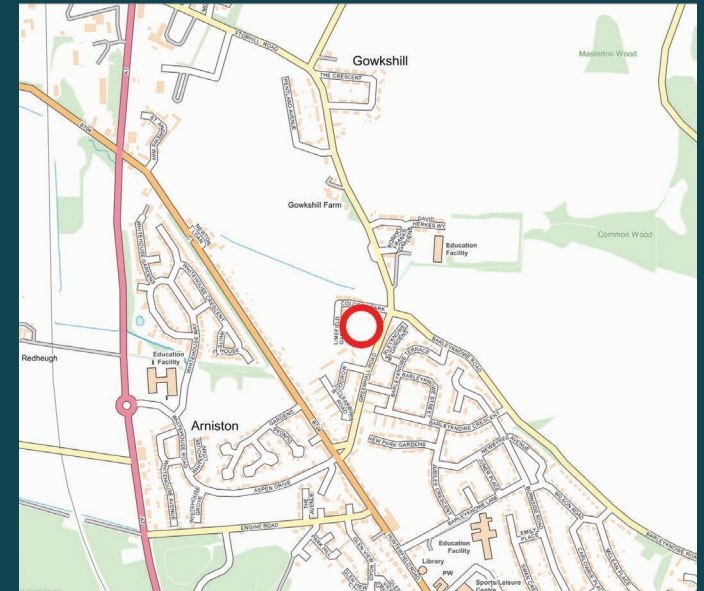
All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

DM HALL

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh
EH12 6DD

0131 624 6130
edinburghagency@dmhall.co.uk

Oliver Lawson MSC MRICS
Harry Pattullo MSc

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors