



FALCONER

PROPERTY CONSULTANTS

**DEVELOPMENT LAND,
KIPPIELAW HATCHERY,
DALKEITH,
EH22 2PX**

FOR SALE

- **FIXED PRICE OF £499,000**
- **1.85 ACRES**
- **FULL PLANNING FOR 5 LARGE DWELLING HOUSES**
- **SOUGHT AFTER RESIDENTIAL AREA**
- **ATTRACTIVE SITE WITH RURAL VIEWS**
- **EXCELLENT COMMUTER LOCATION**

LOCATION

Dalkeith is located on the A68 (8 miles from Edinburgh) and has evolved into a popular choice for commuters being just 1 mile from the City Bypass as well as bus services and a rail station with allowing easy access into central Edinburgh.

The town has a thriving centre with around 12,000 residents and numerous amenities including two large supermarkets and Schools Community Camp. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive.

Kippilaw Hatchery is Conveniently located on the southern side of A6106 just south of Dalkeith. The site is placed to take advantage of all transport links and is only a short distance from local shopping and schooling.

DESCRIPTION

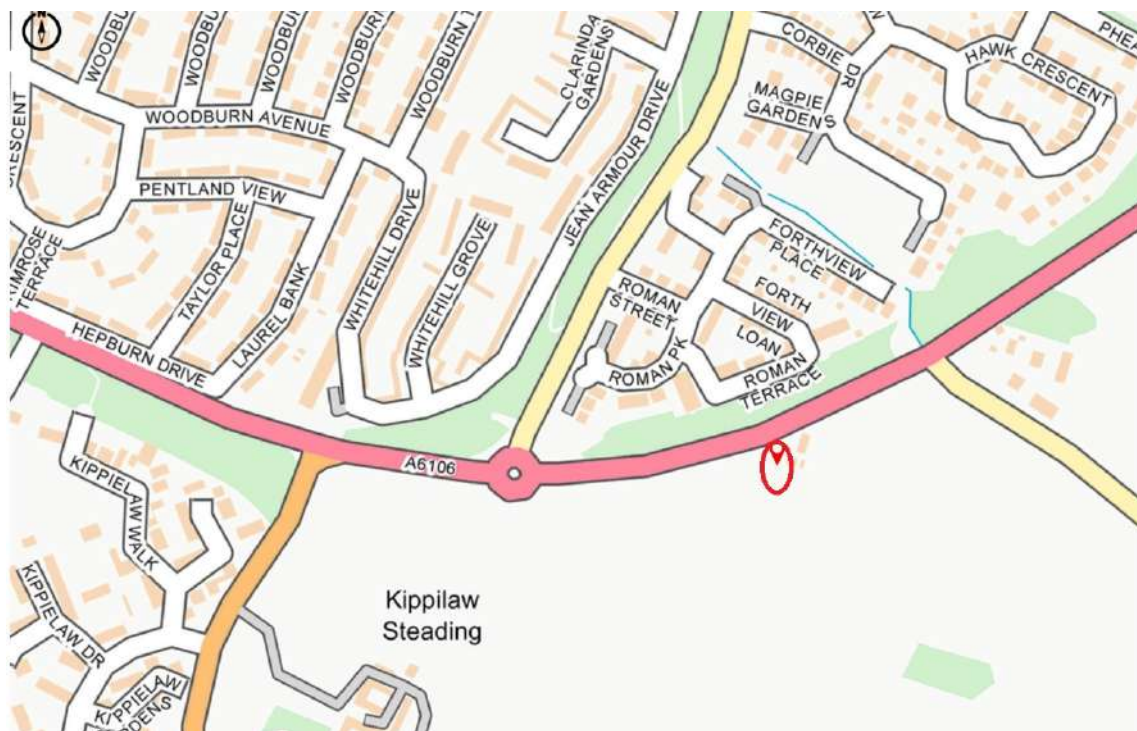
The subjects comprise a large level site extending to approximately 1.85 acres. The site benefits from being located just South of Dalkeith offering both easy access to Edinburgh whilst being in a highly sought after residential area.

The plot benefits from full planning permission for three detached five bedroom dwelling houses and two detached four bedroom dwelling houses with associated parking, gardens and garages.

Each house will benefit from attractive countryside views.

SITE AREA

The site extends to approximately 1.85 acres.



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Mid Lothian Council Planning Department.

20/00349/DPP

RATING

N/A

PROPOSAL

Fixed price of £499,000 for the Heritable (freehold) interest.

EPC

N/A

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published May 2022.




FALCONER
PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

 **STIRLING:** 01786 234 000

 **PERTH:** 01738 230 200

 **EMAIL:** info@falconerproperty.co.uk

www.falconerproperty.co.uk