

**FOR SALE**

51B HIGH STREET | BONNYRIGG | MIDLOTHIAN | EH19 2DB

**RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY**



> Detailed planning consent for 23 flatted units

> Site area of c. 0.72 acres

> Short term income

> Town centre location

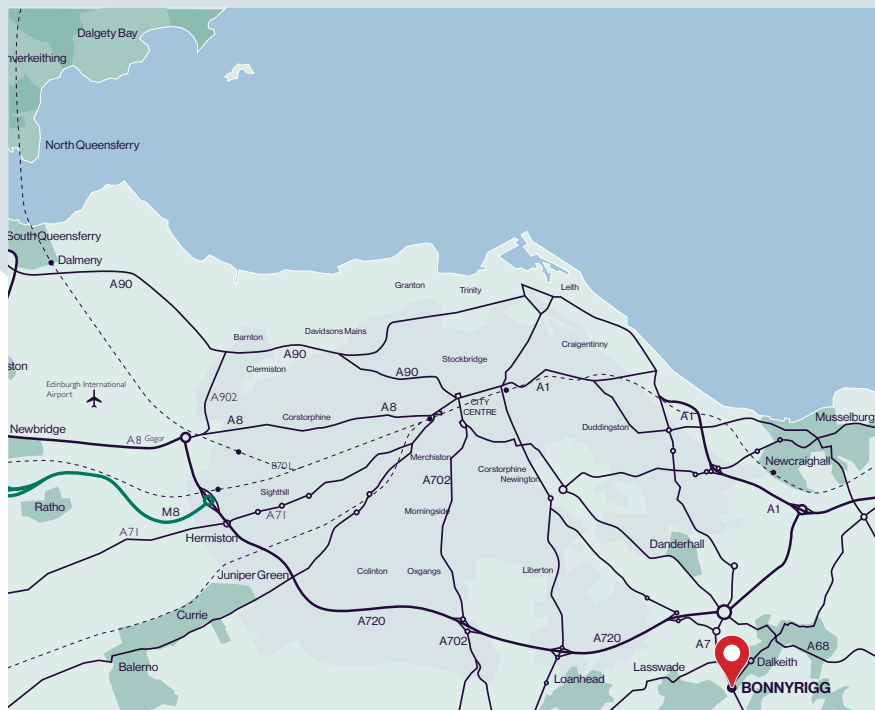
## LOCATION

The subjects are located in Bonnyrigg, Midlothian.

Bonnyrigg is located approximately 8 miles south of Edinburgh city centre and benefits from being in close proximity to the Edinburgh Bypass as well as Eskbank train station.

Bonnyrigg is well served by excellent amenities locally within the town centre as well as the surrounding areas of Lasswade, Eskbank, Dalkeith and Straiton.

The property is located to the rear of 51B High Street via a private lane.



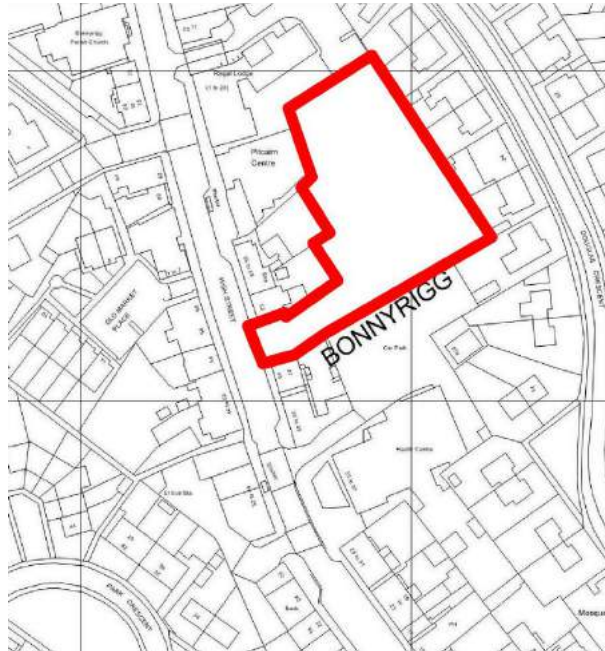
## DESCRIPTION

There are several buildings on the site as well as a large area of hard standing. The site is generally level and clear.



# ACCOMMODATION

The site extends to c. 0.72 acres.



# SHORT TERM INCOME

The subjects generate an income of £30,700 per annum from short term licence agreements. Further information is available on request from the sole selling agent.

# SERVICES

The premises are connected to mains supplies of gas, electricity and water. Drainage is to the main public sewer.

Interested parties will be required to make their own enquires with regard to the redevelopment of the subjects with regards to capacity etc.

# TERMS

Our clients are seeking offers to purchase their heritable interest.

Interested parties are also asked to notify the selling agents of their interest in the subjects in order that they can be made aware of any closing date announcements.



Site layout plan - 23 flatted units

# PLANNING

The owner of the subjects secured detailed planning consent in 2017 for the erection of 23 flatted units and dedicated car parking.

>>> [Click here to view planning portal.](#)

The owner of the subjects recently renewed the planning consent which was granted in September 2022.

>>> [Click here to view.](#)

Interested parties should contact Midlothian Council's planning department for any further information. 0131 271 3302.

## 1. South East Elevation (Front)



## 2. North East Elevation (Front)



3. North West Elevation (Rear)



4. South West Elevation (Rear)





## VAT

All prices are quoted exclusive of VAT (which may be applicable).

## LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser liable for any Land and Building Transaction Tax, registration dues and VAT thereon.

## VIEWINGS

Viewings are by appointment only. Please contact the selling agents to arrange.

## FURTHER INFORMATION

Further information is available on request from the sole selling agents.



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Photos / Brochure prepared September 2022. Produced by Designworks.