

FOR SALE

OFF A7 | KIRKHILL TERRACE | ARNISTON | GOREBRIDGE | EH23 4LL

**RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**



> Previous detailed planning consent for 10 large family homes

> Site area of approximately 3.18 acres

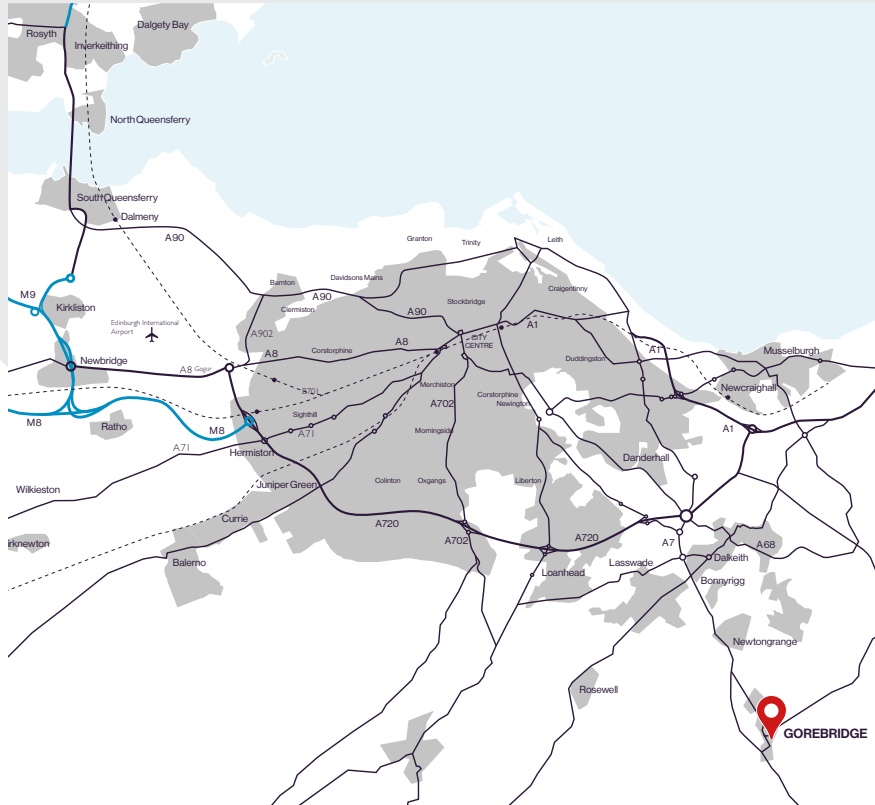
> 15 minute walk to Gorebridge town centre

LOCATION

The subjects are located in Gorebridge, Midlothian.

Gorebridge is located approximately 11 miles south east of Edinburgh city centre and benefits from being in close proximity to the Edinburgh Bypass, A7 as well as Gorebridge train station.

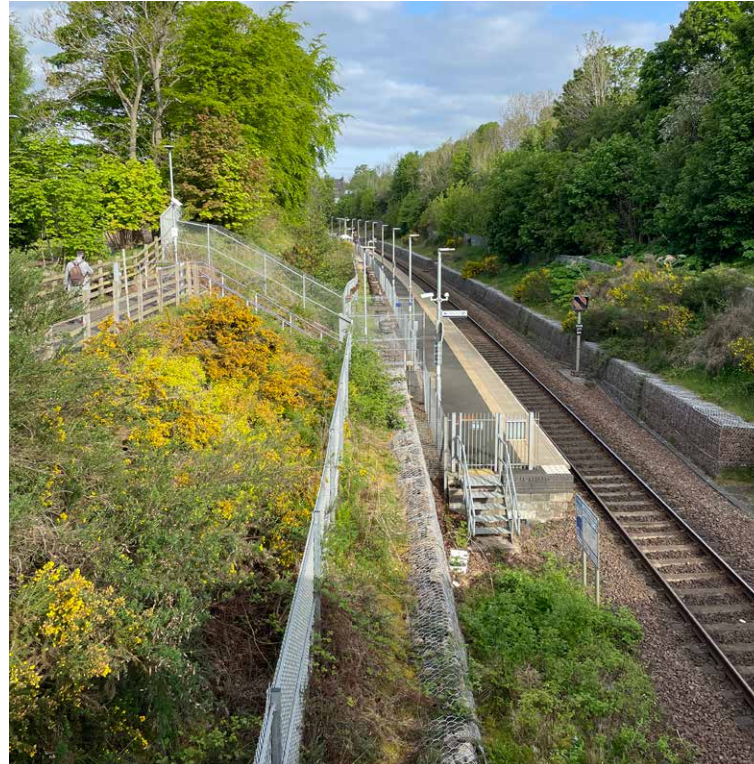
Gorebridge is well served by excellent amenities locally within the town centre as well as the surrounding areas of Newtongrange, Bonnyrigg and Dalkeith.



DESCRIPTION

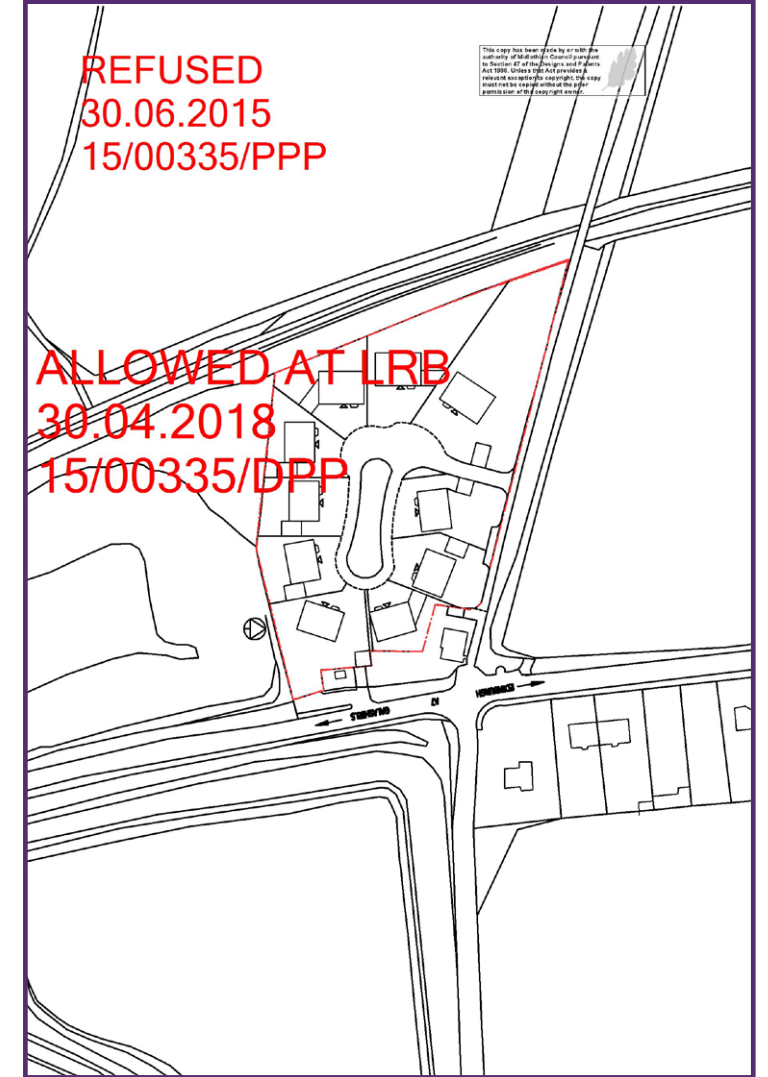
The site is accessed off the A7 / Kirkhill Terrace and within a very short walk of Gorebridge Town Centre where there are numerous amenities and public transport connections by both bus and train. The A7 also provides direct access to the wider area to include Midlothian, the Scottish Borders and Edinburgh.

The site is made up of open green space with various trees, grass and hardstanding areas throughout. Access to site is directly off the A7 main road to the rear of an existing gate house dwelling (excluded from the sale).



ACCOMMODATION

The site extends to approximately 3.18 acres.



SERVICES

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

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.

PLANNING

The owner of the subjects previously progressed a PPP application in June 2015 for the erection of 10 dwellinghouses. Whilst the application was refused by Officers, the decision was overturned by the Local Review Body who granted consent in April 2018. The planning consent has subsequently lapsed.

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

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





VAT

All prices are quoted exclusive of VAT.

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 agent to arrange.

FURTHER INFORMATION

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



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Photos / Brochure prepared November 2023. Produced by Designworks.