



REDHEUGH
A7 | GOREBRIDGE

COMMERCIAL / EMPLOYMENT DEVELOPMENT OPPORTUNITY

APPROX 10.38 HA (22.5 ACRES)
PLOTS AVAILABLE FROM 1 ACRE UPWARD
PLANNING GRANTED FOR CLASS 4 & 5
POTENTIAL RETAIL STP

LOCATION

The site is located on the West side of the A7, which is the main arterial route between Edinburgh and Galashiels. The site is approximately 13 miles South of Edinburgh City Centre and 21 miles North of Galashiels. The site benefits from close proximity to the Borders Railway line with Newtongrange and Gorebridge stations in the vicinity. The Redheugh residential expansion of approx 700 units sits to the west of the site.

- 01 BONNYRIGG
- 02 EDINBURGH
- 03 CITY OF EDINBURGH BYPASS (720)
- 04 ESKBANK / DALKEITH
- 05 NEWTONGRANGE RAILWAY STATION
- 06 NEWTONGRANGE
- 07 BUTTERFIELD INDUSTRIAL ESTATE
- 08 REDHEUGH RESIDENTIAL DEVELOPMENT
- 09 GOREBRIDGE



PLANNING

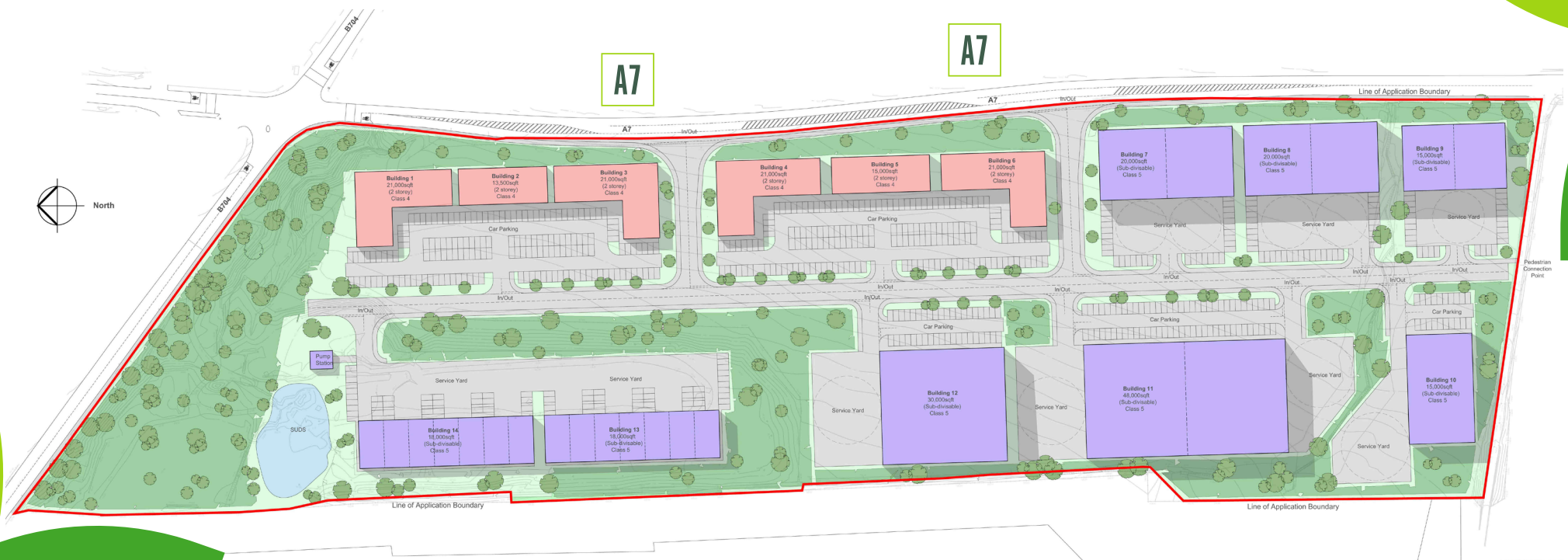
The site has the benefit of a resolution to grant Planning Permission in Principle (22/00588/s42) made on 10th January 2023 for Class 4 (Business – office, R&D and light manufacturing) and Class 5 (General Industrial) to be granted for 5 years once an updated s75 is registered. Details of the s75 can be provided upon request.

Figure 4.4 “Retail Centres” identifies an area covering the site as a “Potential Site of New Supermarket” and policy TCR2 in the adopted 2017 Midlothian LDP allows for convenience retail in this area subject to securing planning consent.

THE SITE

The land comprises a roughly rectangular shaped site of approx. 9.1 ha (22.5 acres) with a lower level area in the north west (tree area) and upper level the remainder. The site directly fronts the A7 and 2 access points are to be formed from the A7. Development plots are available to purchase on a long leasehold basis. Design & Build opportunities may be considered.

Outlined below is an indicative masterplan layout which highlight the 2 proposed access points from the A7.





CONTACT & FURTHER INFORMATION

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