

For Sale 8.26 Hectares (20.42 Acres)

BLINDWELLS PLOTS 5A&B EAST LOTHIAN

- Fully Serviced Site
- Planning Permission in Principle
- Capacity for c. 313 residential units



For the life you want to live...
Blindwells
EAST LOTHIAN



**Hargreaves
Land**



SUMMARY OVERVIEW



- Residential Development Opportunity within the flagship Blindwells masterplan area, located in the highly desirable East Lothian council area
- Opportunity to acquire a serviced site of scale in a high demand housing area
- Consented wider masterplan (Blindwells) and detailed indicative layout (EMA)
- Fully serviced site by Hargreaves Land
- Hargreaves have made a significant investment into the project which has facilitated sales to Bellway, Persimmon, Cruden and Ogilvie
- Highly desirable and popular location with immediate access onto the A1 and rail connections nearby
- Masterplan has plans for 1,600 homes, primary school and town centre in first phase. The subject plots are located adjacent to the proposed primary school and within close proximity to the town centre
- Offers sought for purchase of the plots in their entirety

Site extends to approximately 8.26 Hectares (20.42 Acres) in a raised area with outstanding views over the Firth of Forth

LIVING IN

Located in East Lothian with immediate access onto the A1 allowing for convenient access to Edinburgh. The subjects are accessible and cater for the family housing market, commuters to Edinburgh and those who wish to enjoy the desirable East Lothian lifestyle.

BLINDWELLS



Situated within the East Lothian local authority area, Blindwells is located 11 miles east of Edinburgh and 57 miles east of Glasgow. More locally, Blindwells is located approximately 1 mile north of Tranent and 1.5 miles south-east of Prestonpans. Edinburgh, the wider East Lothian area and Newcastle are highly accessible due to Blindwells location adjacent to the A1.

Blindwells also benefits from having Prestonpans train station within close proximity to the site. The station is located approximately 1.2 miles to the west of the site. The journey time to Edinburgh Waverley station is approximately 14 minutes. Other nearby stations serving the area include Wallyford (2.5 miles) and Longniddry (2.8 miles).

MASTERPLAN

The Blindwells masterplan includes proposals for 1,600 homes, education campus, a healthcare hub, parks, town centre with retail outlets and many other services required to establish a new community. Blindwells is situated within close proximity to Tranent which provides further amenities including retail, restaurants, bars, health & leisure.



Blindwells benefits from a highly accessible location whilst also enjoying a semi-rural character which attracts house buyers who are seeking access to the outdoors, more space, convenient amenities and ample transport links. Plots 5A&B benefit from open views across to Fife, The Firth of Forth and the wider East Lothian area.

East Lothian provides an excellent quality of life with outstanding beaches, coastal towns and villages, walking routes, world class golf courses, restaurants and easy access to Edinburgh.

READY MADE

Since acquiring the site, Hargreaves Land has promoted the site through planning and are at an advanced stage in the sites remediation and site servicing. This opportunity therefore presents the purchaser to acquire a fully engineered and serviced site.

Plots 5A&B extend to c. 8.26 Hectares (20.42 Acres), bounded to the north by Blindwells town centre, the new Blindwells Primary school to the east, the A1 and landscaping to the south and Persimmon Homes development to the west which will deliver 197 homes.

The East Lothian Local Development Plan (Adopted 2018) identifies phase 1 of Blindwells (BW1) as a key component of the Strategic Development area. The site is allocated for 1,600 homes, 10 hectares of employment land, a mixed-use town centre, education and community facilities. The wider Blindwells development area to the east is identified as a location for a new settlement for more than 6,000 homes.

Planning Permission in Principle (14/00768/PPM) for the overall residential led masterplan at Blindwells was granted in 2017 providing for a development of up to 1,600 homes, education, employment and commercial facilities. A series of subsequent AMSC applications have been submitted by other housebuilders for other plots and to deliver the details in line with the masterplan. These have all been approved with the most recent approval coming in September 2021 for Persimmon Homes.

The indicative layout prepared by EMA for plots 5A&B illustrates a scheme for 222 private units with an additional 30% affordable housing. A requirement of the planning consent will be the provision of 30% affordable housing distributed throughout both land parcels.

Hargreaves will be responsible for the delivery of the Section 75 and therefore we will be seeking gross offers.



INDICATIVE DEVELOPMENT SUMMARY

Plot	Units (Private)	Units (Affordable)	Private Sq Ft	Affordable Sq Ft
5A	109	44	111,443	41,428
5B	113	47	123,346	41,640
Total	222	91	234,789	83,068

OPPORTUNITY

DEVELOPMENT ACTIVITY SUMMARY



- Recently approved AMSC application
- 167 private and 30 affordable units
- Work to get underway in late 2021



- 146 private units
- Currently on site with first properties being released for sale
- First homes expected to be ready for end of 2021



- 60 affordable units
- Currently at an advanced stage of construction
- First phase expected to complete in Spring 2022



- AMSC has been submitted
- Proposal for 54 private and 23 affordable units

BLINDWELLS PLOTS 5A&B EAST LOTHIAN

RESIDENTIAL DEVELOPMENT OPPORTUNITY

TECHNICAL INFORMATION

A full technical information package is available to interested parties upon request. This will include details of the package of sellers works.

OFFERS

Interested parties are advised to note their interest in writing to the sole selling agent JLL. All parties who notify interest will be informed of any closing date arrangements. The vendors are seeking offers for the heritable interest in the site as one lot. The site is not opted to tax.

Offers should be submitted in Heads of Terms format, using the template provided by JLL. Where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information, and timescales to purify each condition.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

Please note our client reserves the right to not accept the highest or indeed any offer received in respect of the sale.

CLOSING DATE

Please note that a closing date of 17th December 2021 at 10am has been set for this opportunity. Please contact JLL for details of closing date arrangements.

FURTHER INFORMATION

All enquiries and requests for further information should be made by contacting Jason Hogg and Ewan Scott in the Residential and Development Land team at JLL.

Jason Hogg
jason.hogg@eu.jll.com
07775 816 038
0131 301 6710

Ewan Scott
ewan.scott@eu.jll.com
07892 704 397
0131 301 6766



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