

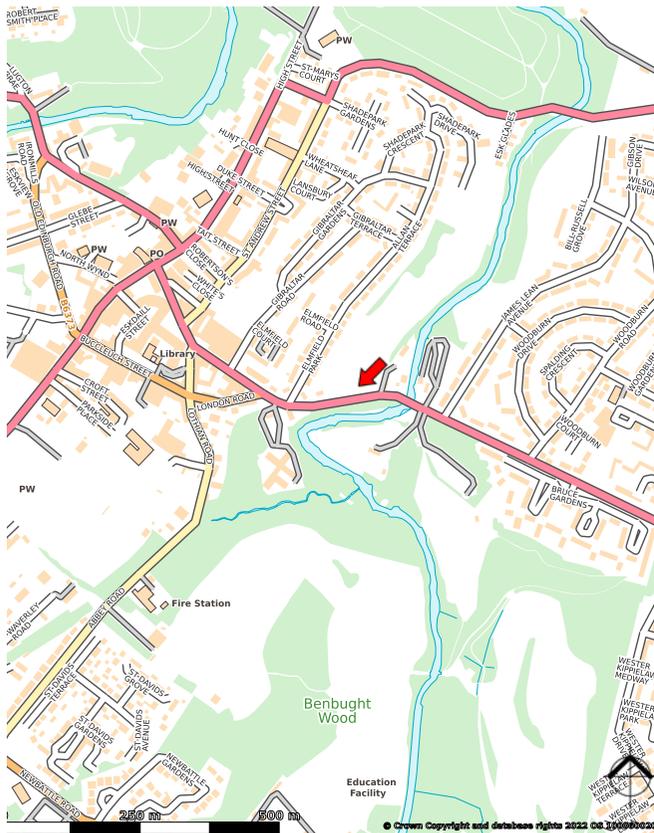
FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



23A — 37 Newmills Road, Dalkeith, EH22 1ET

- Site extending to approx. 0.35 acres
- Close to Dalkeith Town Centre
- Excellent transport links
- Benefits from detailed planning permission for 4 semi-detached townhouses
- Neighbours a major newbuild housing development



LOCATION

Dalkeith is a historic, popular and expanding commuter town located approximately 5 miles south of Edinburgh City Centre. The town benefits from strong road and rail connections being strategically situated between the A68, A7 and close to the City Bypass. Eskbank train station is situated nearby providing over 25 daily transfers to and from the Capital.

The High Street is busy with a number of independent retailers, restaurants and cafes, as well as a range of supermarkets to include Morrisons and a Sainsbury Local. Fort Kinnaird which is Edinburgh's largest retail park is located just a short drive to the north.

The site more specifically is situated a short distance (0.5 miles) south of Dalkeith Town Centre on the north side of

Newmills Road. The land neighbours a new residential development of 44 units which is being developed by Midlothian Council.

The exact location is highlighted on the map opposite.

DESCRIPTION

The land for sale extends to approximately 0.35 acres / 1416 sqm flanked by traditional housing on either side. Directly behind the site is Midlothian Councils development, which on completion, will provide 44 new homes together with an intermediary care facility.

Access to the site is directly off Newmills Road. The consented development comprises 4 semi detached 2.5 storey architecturally designed houses with dedicated private parking to the front with private garden grounds to the rear.

PLANNING

The site was granted detailed planning permission in July 2022.

The planning permission provides for the development of 4 semi-detached townhouses. Each home offers open plan living accommodation with kitchen / dining arrangement at ground floor level with direct access to the private garden to the rear. 2 bedrooms with shared bathroom are located on the first floor with the top floor being dedicated to the master bedroom together with en-suite.

Each house benefits from 2 private parking spaces directly outside the front with a further 4 visitors spaces fronting Newmills Road.

Additional information on the planning consent to include stamped approved floor plans, elevations drawings and other associated documents can be downloaded from Midlothian Councils planning portal.

Planning reference number: 21/00612/DPP.

The consent benefits from a signed s75 agreement clearly setting out the amount and mechanism for the development contributions.

TECHNICAL INFORMATION

A detailed SI, topography survey and utility plans are available on request.

METHOD OF SALE

Heritable Interest (freehold) is being offered with the benefit of the planning permission.

Unconditional offers subject to title only are being sought.

PRICE

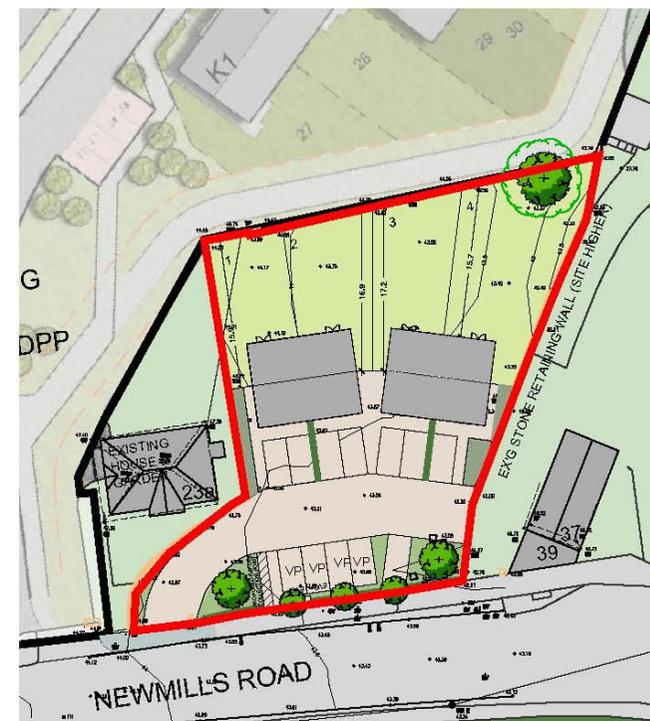
Offers invited

OTHER COSTS

The purchaser will be responsible for Land & Buildings Transactional Tax, their own legal costs and registration dues incurred with this transaction.

FURTHER INFORMATION

Interest parties should formally note their interest with the sole selling agent Graham + Sibbald (Edinburgh)



To arrange a viewing please contact:



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6. Date of Publication: August 2022