

**FOR SALE**

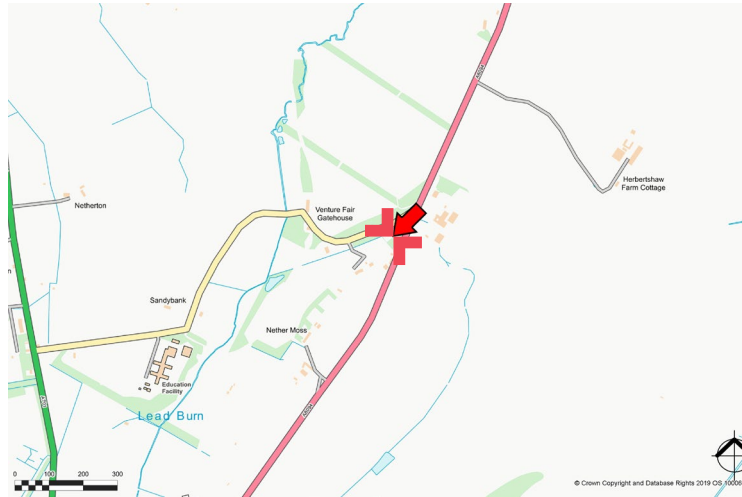
RESIDENTIAL DEVELOPMENT OPPORTUNITY

**GRAHAM  
SIBBALD**



Development Site, Penicuik,  
Midlothian, EH26 8PY

- Commuting Location
- Planning Permission for 7 Dwelling Houses
- Site extends to approximately 1.325 Acres
- Offers Over £395,000



To arrange a viewing please contact:



**Ross Wilson**  
07803 896939  
ross.wilson@g-s.co.uk



**Ross Chinnery**  
07584 061146  
ross.chinnery@g-s.co.uk

### LOCATION

The subjects are situated approximately 2.4 miles south east of Penicuik on the A6094 within the Midlothian district.

Penicuik is located approximately 4 miles South of Edinburgh and approximately 10 miles South of Edinburgh City Centre. Penicuik has a population of some 17,000 persons comprising the largest settlement within Midlothian and acting as a commuter town to the city of Edinburgh.

### DESCRIPTION

The site presents a unique opportunity to convert, extend and create a variety of new dwelling houses, extending to approximately 1.325 acres.

The development comprises the potential to convert a former restaurant into two new dwellings with a further 5 new builds within the grounds. All of the houses will benefit from private gardens and private off-street parking.

### PLANNING

In March 2018 the development was granted planning permission to create 7 Dwelling Houses subject to a Section 75 agreement.

Planning reference number 18/00148/DPP.

A full information pack can be made available to seriously interested parties once a formal note of interest is received.

### PRICE

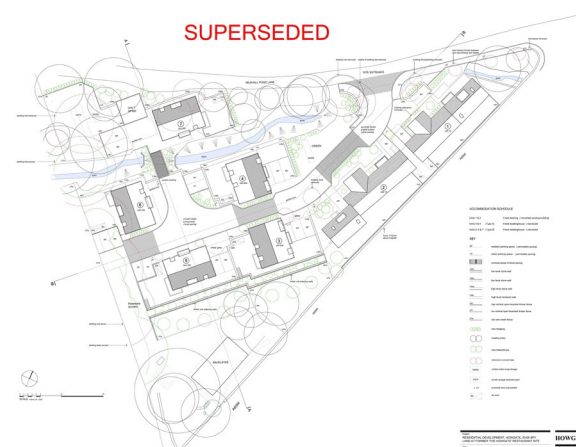
We are inviting offers over £395,000 for the heritable interest with the benefit of the existing planning consent.

### PROPOSED DEVELOPMENT ACCOMMODATION

Unit	Floor	Beds	Baths	Outdoor Space	Sq M	Sq Ft
Unit 1	Ground & First	3 Bed	2 Bath	Garden/Parking	154	1,658
Unit 2	Ground & First	3 Bed	2 Bath	Garden/Parking	164	1,765
Unit 3	Ground & First	4 Bed	3 Bath	Garden/Parking	144.50	1,555
Unit 4	Ground & First	4 Bed	3 Bath	Garden/Parking	144.50	1,555
Unit 5	Ground & First	4 Bed	3 Bath	Garden/Parking	150	1,615
Unit 6	Ground & First	4 Bed	3 Bath	Garden/Parking	148	1,593
Unit 7	Ground & First	4 Bed	3 Bath	Garden/Parking	147.50	1,588
<b>Total</b>					<b>1,052.5</b>	<b>11,329</b>

### LEGAL COSTS/VAT

Each party has to bear their own legal costs. The purchaser will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.



### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2023