

FOR SALE

LADY BRAE

| GOREBRIDGE

| MIDLOTHIAN

| EH23 4HT

RESIDENTIAL
DEVELOPMENT
OPPORTUNITY



> Detailed planning consent for 14 semi-detached houses

> Site area of 2.17 acres

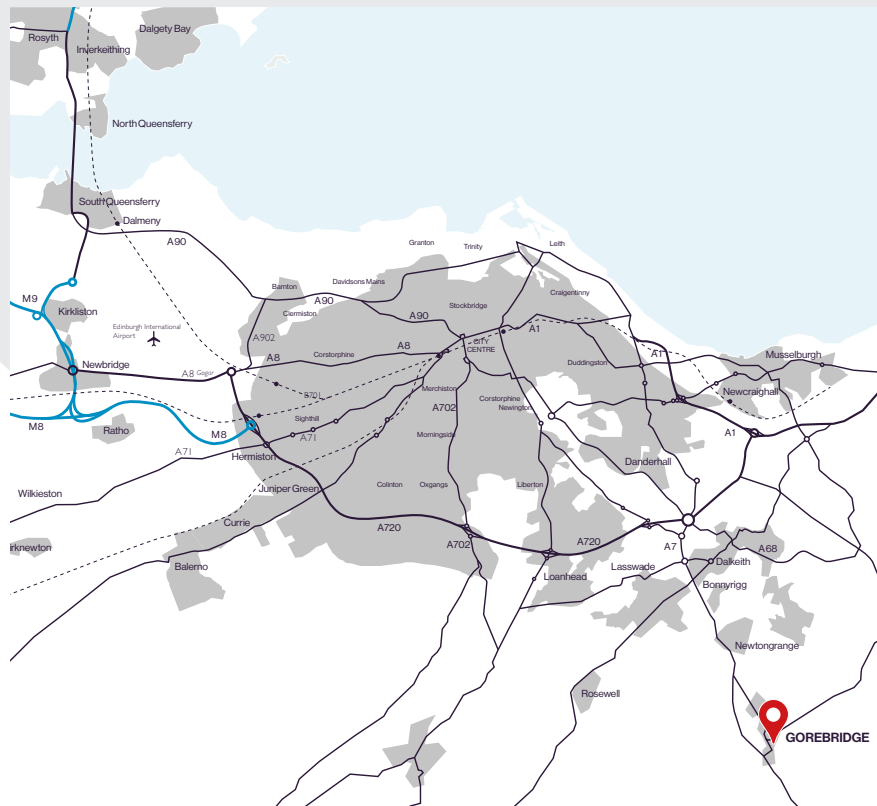
> Short walk to Gorebridge train station

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

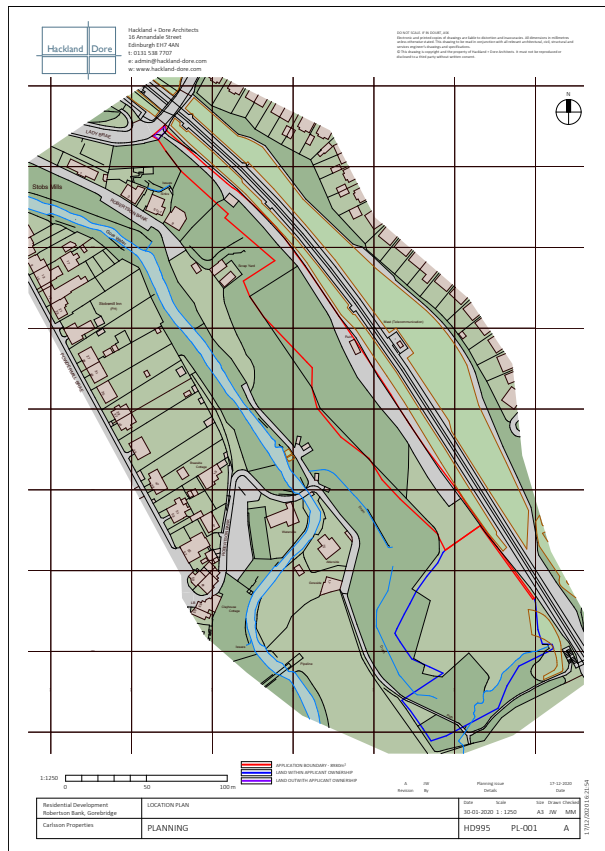
The site is accessed off Lady Brae and within a very short walk of Gorebridge Train Station. The town centre of Gorebridge is less than 10 minutes walk.

The site is mainly rectangular in shape, made up of open green space with a tree belt to the South. The subjects benefit from excellent views to the north west.



ACCOMMODATION

The site extends to 2.17 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.



Site layout plan - 14 semi-detached houses

PLANNING

The owner of the subjects secured detailed planning consent in March 2023 for the erection of 14 semi-detached units and dedicated car parking.

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

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

HACKLAND DORE

All drawings, CGI's and elevation plans have been prepared by Hackland & Dore architects, who secured detailed planning consent on behalf of the Vendor. For further information regarding the design, please contact: Manuela Molendini - 0131 538 7707 / manuela.molendini@hackland-dore.com

1. Site Elevation (Garden 1)



2. Site Elevation (Garden 2)



3. Site Elevation (Street 1)



4. Site Elevation (Street 2)



5. Site Elevation (West)





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.



Nadir Khan-Juhoor
 NaMa Capital UK Limited
 m: 07720 849 033
 e: Nadir@namacap.co.uk

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Photos / Brochure prepared May 2023. Produced by Designworks.