

Blindwells

EAST LoTHIAN

COMMERCIAL DEVELOPMENT OPPORTUNITY



PLOT C5, BLINDWELLS, EAST LoTHIAN

- 2.12 Ha (5.46 acres)
- Situated in the heart of East Lothian
- Close Proximity to Edinburgh
- Suitable for a variety of commercial uses
- Joint venture, design and build, letting and sale opportunities
- Available from Q3 2022

Location

Blindwells is one of Scotland's largest residential and commercial developments. The eagerly awaited new town benefits from a strategic location, situated in the heart of East Lothian and on the outskirts of Tranent, within close proximity to Edinburgh.

The location is ideal for servicing both the upcoming new community along with Edinburgh and the Lothians. Edinburgh City Centre is situated approximately 12 miles away, roughly 30 minutes drive, and the Edinburgh City Bypass (A720) is within 5 miles of the town.

Blindwells is situated adjacent to the A1, one of the country's arterial roads running the length of the East coast and ultimately connecting London to Edinburgh. Blindwells also benefits from various public transport including bus and train connectivity with Prestonpans, Wallyford and Longniddry Train Stations within close proximity.

Further information on Blindwells can be viewed on the dedicated website www.blindwells.co.uk.



One of Scotland's largest residential & commercial developments

| | |
|-----------------------|----------|
| Edinburgh City Bypass | 5 miles |
| Edinburgh City Centre | 12 miles |
| M8 Motorway | 19 miles |
| Edinburgh Airport | 20 miles |
| Queensferry Crossing | 32 miles |
| Haddington | 8 miles |
| North Berwick | 13 miles |
| Straiton | 11 miles |
| Dunfermline | 30 miles |
| Stirling | 49 miles |
| Glasgow | 57 miles |

Description

The Blindwells masterplan allows for 1,600 new homes including 480 affordable homes along with education facilities, a healthcare hub, local retail outlets, primary school and many other services needed to establish a thriving new community.

Two of the residential plots are now under construction with first occupants expected from Spring 2022 including Bellway (146 units) and Cruden Homes (60 units). Other developers include Persimmon Homes (197 units) and Ogilvie Homes (77 units) with further residential development to be announced shortly.

Plot C5 benefits from a strategic location in the town centre. The site is located adjacent to the town's main retail parade on the West elevation with access taken from the main road to the south elevation. To the North of the site is Princes Loch and the Town Park whilst the plot to the East of the site will be residential.

Services

The site will benefit from connectivity to mains water, drainage, gas and electricity. Further details of which are available from the agents.

Site Area

The site extends to 2.12 Hectares (5.46 acres).

Masterplan Key

| | |
|-----------------|--------------------------------|
| Yellow: | RESIDENTIAL |
| Plot C1: | EMPLOYMENT LAND AVAILABLE 2024 |
| Plot C2: | LOCAL CENTRE |
| Plot C3: | LOCAL CENTRE |
| Plot C5: | EMPLOYMENT LAND AVAILABLE 2022 |
| Plot 12: | FUTURE EMPLOYMENT LAND |

PLOT C5



Planning

Plot C5 is a great opportunity within Blindwells which has been outlined for commercial uses with a view to complimenting the local community and providing much needed employment opportunities within East Lothian.

The site is suitable for a variety of commercial uses and benefits from planning permission for Class 4, 5 and 6 uses as follows:



Full details on the current planning permission and the indicative masterplan is available from the agent.



Class 4 (Business)

Office (other than specified under Class 2).
Research and development of products or processes, light industry.



Class 5 (General Industrial)

General industrial (use for carrying out an industrial process other than one falling with Class 4 (Business) definition. This use class can also accommodate trade counter uses along with showroom and retail on the basis these are ancillary to an industrial use.



Class 6 (Storage or Distribution)

Storage or Distribution centres.

The Opportunity

Our client Hargreaves Land is seeking partners to deliver commercial development which is complementary to both the local centre and the masterplan.

Design and Build, letting and plot sale opportunities will be considered.

Interested parties are encouraged to make contact with the agents to discuss their proposals and notify Ryden of their interest in this site to ensure notification of a future closing date for offers.

Technical Information

Technical information is available to interested parties upon request from the agent.

Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the purchaser will be liable for any LBTT, registration dues and VAT thereon.

FURTHER INFORMATION

Strictly by appointment with the sole agents

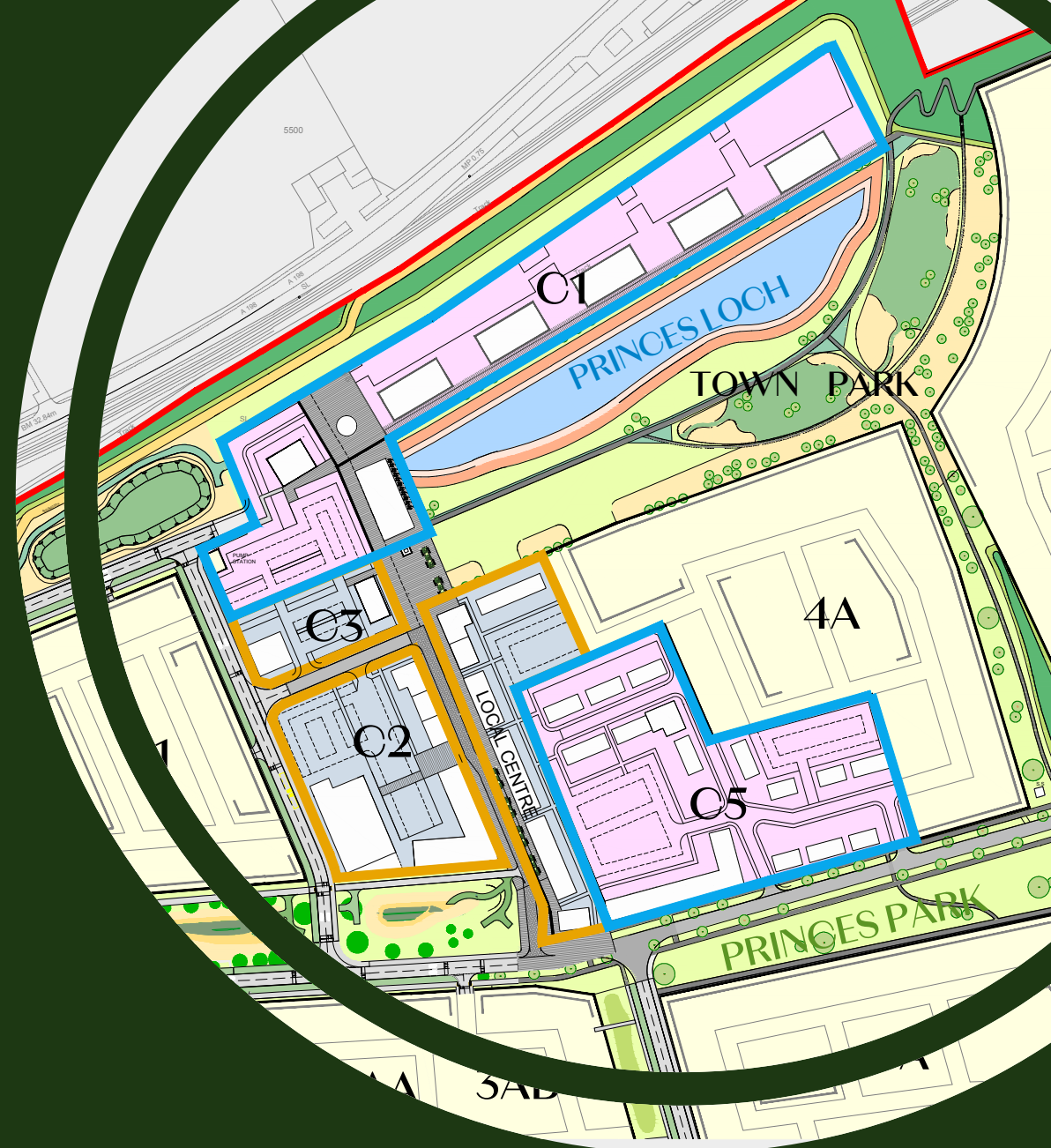
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Joint Venture Design & Build Plot Sales Opportunity



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