



## LAND AT ROSEWELL STEADING

GORTON LOAN, ROSEWELL, MIDLOTHIAN

- ◆ Site extending to 0.7 acres (0.3 ha)
- ◆ Planning Permission in Principle (14/00471/PPP) for residential development
- ◆ For sale as a whole





## Location

The subject site is located in Rosewell, a semi-rural village in Midlothian approximately 9.5 miles south of Edinburgh city centre. The village is a popular commuter location due to its proximity and connectivity to Edinburgh.

Rosewell is accessed via the A6094 (Rosewell Road) or B7003 which connect with the A7 and A701 respectively. The A7 and A701 are two of the main roads connecting Midlothian with Edinburgh and both connect with The City of Edinburgh Bypass.

Rosewell is well connected to Edinburgh via the numbers 49 and X31 Lothian Bus services. The nearest railway station is located in Eskbank, approximately 4 miles north east of Rosewell. The station is on the Borders Railway line which provides direct services to a number of stations including Edinburgh (north) and Galashiels / Tweedbank (south). Edinburgh International Airport is approximately 15 miles north west of Rosewell and provides daily national and international connections.

The village currently has a limited amount of amenity with a village store and a take away. Nearby Straiton and Dalkeith provide a wider selection of amenity with a number of supermarkets and other retail stores.

The subject site is within the catchment for Rosewell Primary School. Secondary level education is provided at Lasswade High School.

## Description

The subject site is situated on Gorton Loan in the centre of Rosewell. It extends to approximately 0.7 acres (0.3 ha) and is irregular in shape. The site is flat and comprises redundant agricultural buildings.

The site is bounded to the north by residential units, to the east by agricultural land and buildings and to the south and west by residential development land (Avant Homes).

The Vendor has instructed the demolition of the general purpose agricultural building on the site and Purchasers should assume that this building will have been demolished at the point of acquisition.

## Planning

The site has Planning Permission in Principle for residential development:

**Ref:** 14/00471/PPP

**Proposal:** Application for Planning Permission in Principle for residential development

**Status:** Granted with conditions

**Decision Date:** 25/04/2018

## Savills Edinburgh

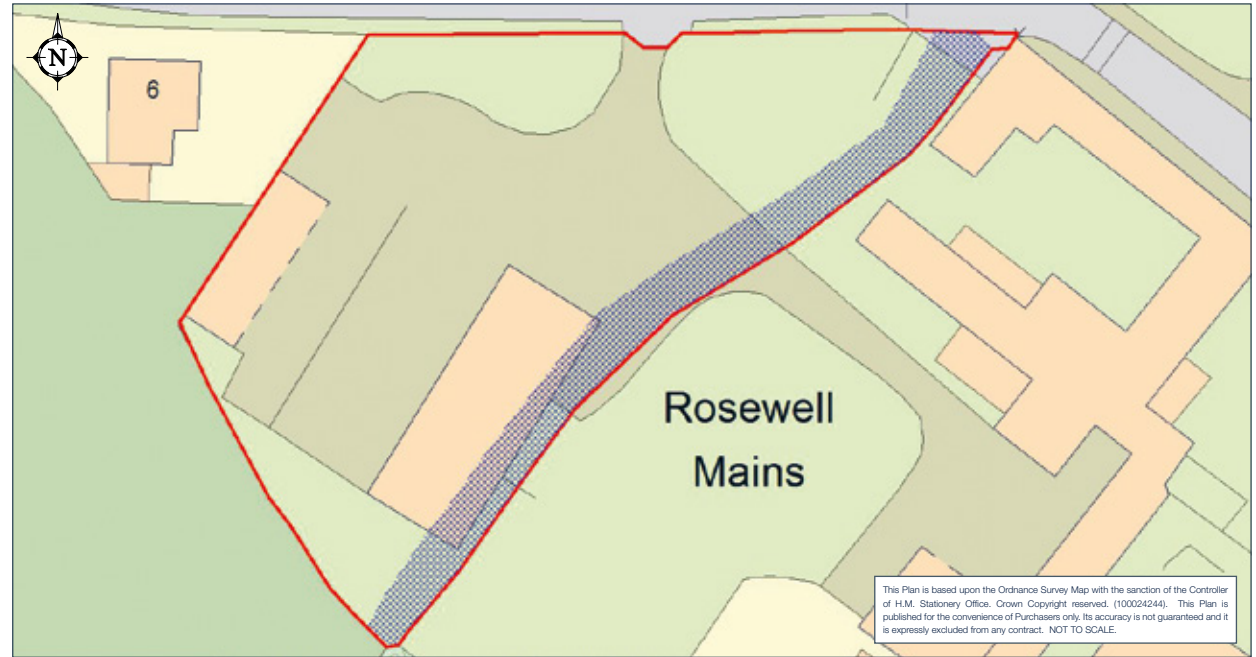
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There is a S75 agreement. Further information regarding this can be obtained from Savills.

## Access

The adjoining land owners enjoy a right of access over the land shown hatched blue on the plan above, together with a right to lay services in the access. The Dispositions referring to these rights will be made available to interested parties on request.

## Method of Sale

The heritable interest (freehold) in the site is offered for sale as a whole.

Parties should note interest with Savills in the first instance in order to be kept informed of any close date set and receive further information.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the property without reference to any other party. The vendors may require overage / clawback provisions.

Each party will be liable for their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction. Interested parties should note that VAT will be payable on the purchase price.

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes. The Purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others.

## Title Plan

A title plan will be prepared for sales purposes. Only indicative boundaries are provided and should not be relied upon.

**Important Notice** Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Date of publication July 2018 18/07/24 [DC]