



EMPLOYMENT LAND AT GORTON ROAD

ROSEWELL, MIDLOTHIAN

- ◆ Site extending to 4.4 acres (1.8 ha)
- ◆ Zoned for Business and General Industrial Use (ref: e24)
- ◆ 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.

Description

The subject site is situated on Gorton Road in the centre of Rosewell. It extends to approximately 4.4 acres (1.8 ha) and is roughly triangular in shape. The site is divided by a new road constructed by Avant Homes as part of their surrounding development. The site is flat and partially in temporary use as the Avant Homes site office.

Potential purchasers should note that Avant Homes and their successors have a right to use their site compound until they have built out their site.

The site is bounded to the east, south and west by residential properties which are a mix of existing homes and new build homes from the Avant Homes development. The site is bounded to the north by the B6094 and agricultural land beyond.

Planning

The site is zoned in the Midlothian Council Local Development Plan as site e24 for Business and General Industrial Use.

Potential purchasers should note that the Vendor will retain a right of clawback of 90% of the uplift in value achieved on the grant of planning consent for any use for which planning consent is secured, other than the current allocation.

Access

When the Vendor sold the adjoining site for housing development they retained rights to connect to and upgrade services installed in the adjoining land, together

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with rights of access. A copy of the relevant disposition will be available on request from the selling agents.

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 closing 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