

Single Plot, Bonnyrigg

BURNHEAD ROAD, BONNYRIGG, EH22 3LZ

Development Opportunity for a Fully Serviced Single Plot



LOCATION

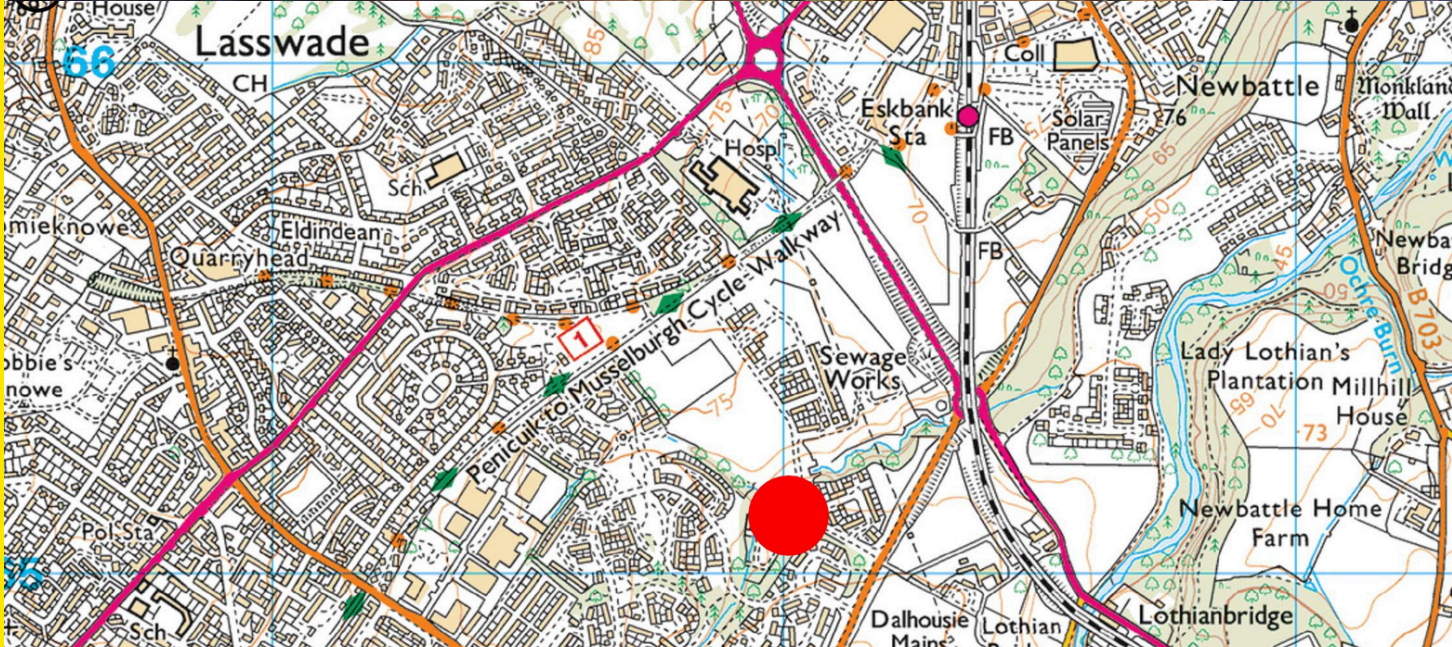
The site is a single plot in the east of Bonnyrigg, a town in Midlothian, approximately 7.5 miles from Edinburgh city centre - making it a popular commuter town. The site is close by to the One Dalhousie development by Walker Group. The first two phases of this development is complete, which comprised 181 houses and Walker Group are currently in the process of completing the third phase of 28 houses.

Bonnyrigg is the largest town in Midlothian, with a population of c. 18,210. The town centre offers a range of local shops, convenience stores, cafés, restaurants and pubs. There is a Premier convenience store and Post Office on Dundas Street, approximately 1.5 miles from the site.

For larger scale retail, there is a Tesco Superstore in Dalkeith, c. 1 mile from the site. Straiton Retail Park (c. 5 miles) has an abundance of retail offering including Ikea, M&S, and Dunelm, as well as food and beverage offerings such as Nando's and Costa Coffee. The site is well placed for leisure activities with Broomieknowe Golf Club, Melville Golf Centre and Newbattle Golf Club, c.1.9 miles, c.1.7 miles and c.1.9 miles from the site respectively. King George V Park in Bonnyrigg includes a children's play area, skate park, pitches and green open space. To the east of Bonnyrigg, c. 2.5 miles, lies the historic town of Dalkeith, home to the over 1,000 acre Dalkeith Country Park.

There are strong transport links to Edinburgh city centre including frequent bus routes such as the 31 and 29 that have a journey times of 40 minutes. Eskbank train station on the Borders Railway is approximately 1 mile from the site and offers journeys to Edinburgh Waverly in 20 minutes, and offers rail connections to Borders' towns.

The plot sits in the catchment area of nondenominational schools, Bonnyrigg Primary School and Lasswade High school which are located c. 1 mile and c.2 miles from the site respectively. The site is in the catchment area of the denominational, St David's RC Primary School. From August 2026 parents will have the option of the new Beeslack Highschool which is located approximately 7.4 miles from the site. Edinburgh is home to a multitude of highly-regarded independent schools such as George Heriot's, Watsons and Stewarts Melville Mary Erskines.



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DESCRIPTION

The plot extends to approximately 0.28 acres. The plot has a generally level topography, that has small undulations and slopes towards the southern portion of the site. The plot is accessed from Burnhead Road. The site is bounded to the north, east and south by residential accommodation, recently developed by Walker Group. To the west of the property lies Dalhousie Dairy. Immediately adjacent to the plot is a small farmhouse and collection of small industrial sheds.

SERVICES

The site is fully serviced.

There are connection points available for mains water and electricity, as well as foul and storm drainage.

PLANNING

The plot has detailed planning permission for a two-storey, four bedroom house with a garage, under the Planning Permission reference 16/00855/DPP. This is part of a wider planning permission for the residential accommodation to the east of Burnhead Road. The planning permission details the removal of the bank to the east of the site that is currently obscuring the view from the property.

PROPOSED ELEVATIONS



SIDE ELEVATION



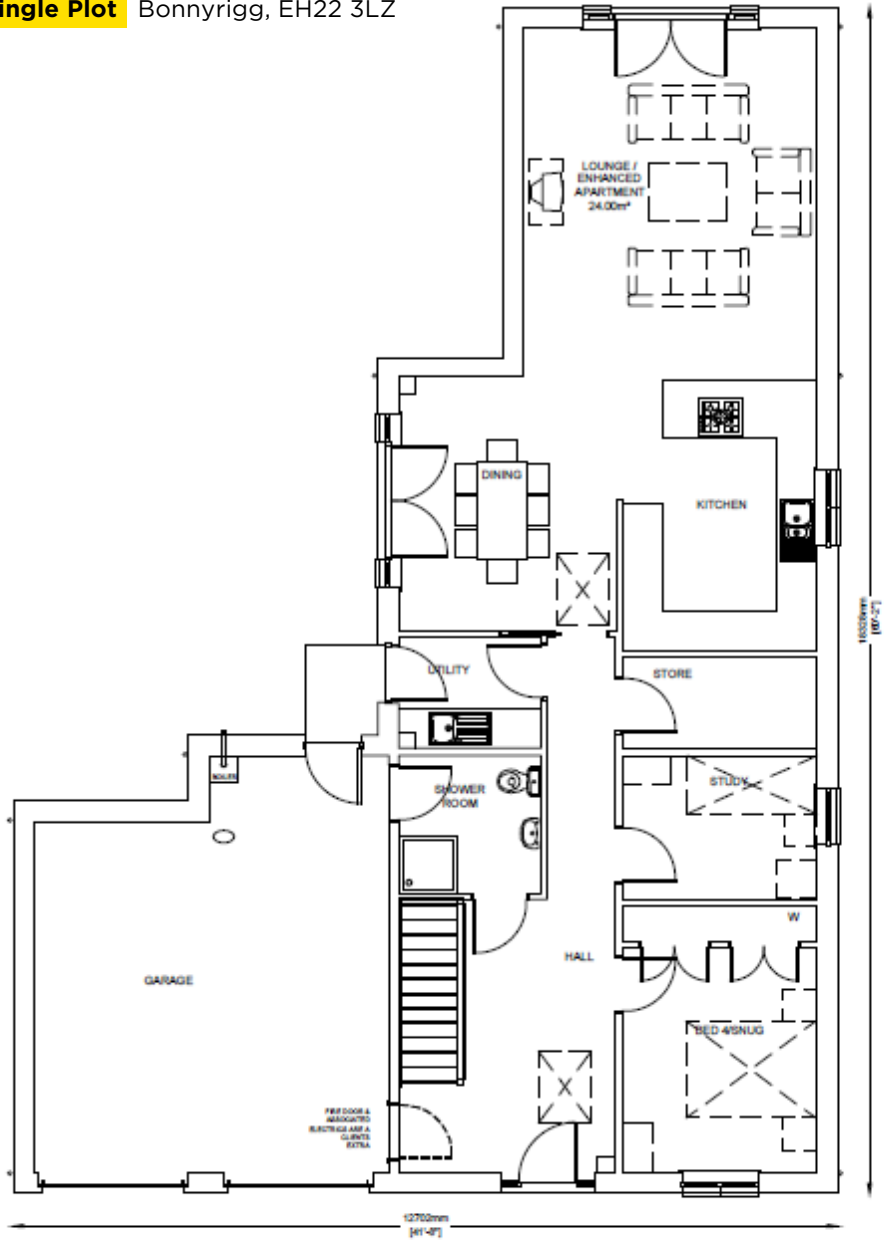
FRONT ELEVATION



SIDE ELEVATION

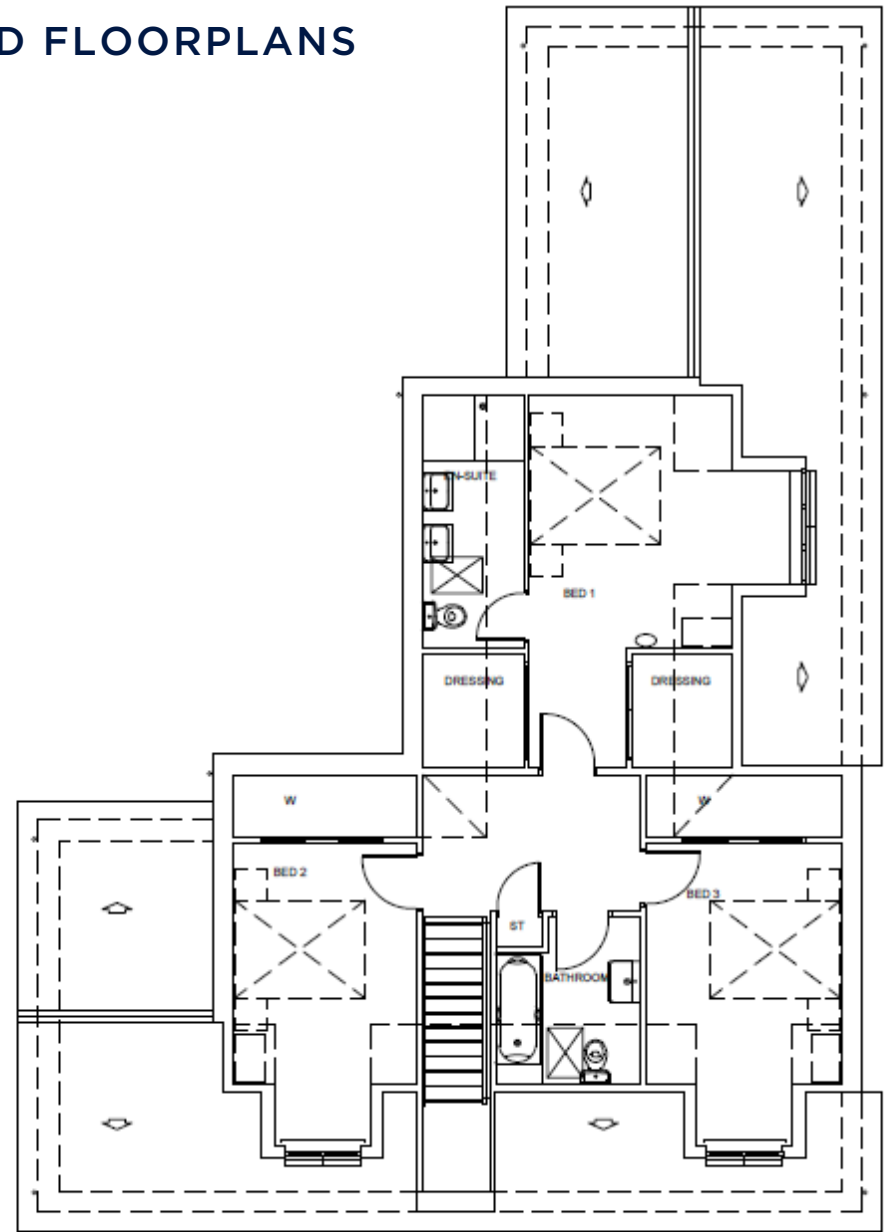


REAR ELEVATION



GROUND FLOOR PLAN

PROPOSED FLOORPLANS



FIRST FLOOR PLAN



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VAT

The site is elected for VAT.

Technical Information

A suite of technical information is available from the selling agents via the data room.

Method of Sale

The Heritable Interest (Freehold) of the property is offered for sale.

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

The owner reserves the right to sell the property without reference to any other party.

Pricing

We are seeking offers in excess £125,000

CONTACT

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