• Whole site extending to approximately 92.8 acres (37.56 ha) available in lots from 10.87 acres (4.4 ha)
• Planning Permission in Principle granted for up to 700 residential units and supporting uses
• Well connected site providing excellent transport connections into Edinburgh city centre
• For sale as a whole or in five lots
The subject site is located to the north west of Gorebridge, a small historic town in Midlothian approximately 10 miles south east of Edinburgh City Centre. It is a popular commuter location and attractive with homebuyers given its semi-rural location and excellent transport links with Edinburgh.

Gorebridge is well connected by a range of transport options. The town benefits from a new railway station on the Borders Railway line which provides direct services to a number of stations including Edinburgh (north) and Galashiels / Tweedbank (south). Services to Edinburgh Waverley are around every half hour with a travel time of approximately 25 minutes. The railway station is approximately 1.5 miles south east of the subject site. Alternatively Newtongrange Station is approximately 1 mile to the north.

The town has good road connections with continuous A-road links to Edinburgh via the A7 which connects to both the city centre and the City of Edinburgh Bypass. There are also regular public bus services including Lothian Buses No. 29 and 33 which travel between Gorebridge and Edinburgh city centre. Edinburgh International Airport is approximately 16 miles north west of Gorebridge and provides daily national and international connections.

Gorebridge offers a selection of local facilities and amenities comprising shops (including local Co-op supermarket), bank, post office, pharmacy, library and leisure centre. Nearby Dalkeith provides a number of supermarkets including a Tesco Superstore (approx. 3.4 miles), Morrisons (approx. 3.9 miles) and Lidl (approx. 3.9 miles). In addition, the town is surrounded by beautiful countryside and Vogrie Country Park is only 2.5 miles away. The site is also located south east of retail facilities at Straiton Retail Park (Sainsbury’s, Ikea, Asda, TK Maxx, Homebase, M&S Simply Food) around 5.5 miles away.

The subject site falls within the catchment area for Gore Glen Primary School. The new Gorebridge North Primary School will be built on the subject site and will become the principle primary school for the subject site. Secondary level provision is located at Newbattle Community High School.
Description

The subject site is situated to the north west of Gorebridge and extends to approximately 92.8 acres (37.56 ha). It is roughly L-shaped and is accessed to the north from the B704 (Cockpen Road) and to the east from the A7. The site gently slopes from north to south and east to west.

The Borders Railway passes through the centre of the site running north to south, parallel with the A7.

The site is bounded to the north by the B704 (Cockpen Road) and the Butlerfield Industrial Estate beyond; to the east by the A7 and new housing beyond; to the south by woodland; and to the west by agricultural land.

The new development will deliver up to 700 residential units along with a primary school, open space, playing fields and community facilities.
The site is offered for sale as a whole or in the following indicative lots:

**PLOT A**
Plot A extends to approximately 20.51 acres (8.3 ha) and is rectangular in shape. It has an indicative capacity of 193 units.

**PLOT B**
Plot B extends to approximately 12.85 acres (5.2 ha) and is irregular in shape. It has an indicative capacity of 122 units.

**PLOT C**
Plot C extends to approximately 10.87 acres (4.4 ha) and is roughly rectangular in shape. It has an indicative capacity of 105 units.

**PLOT D**
Plot D extends to approximately 15.32 acres (6.2 ha) and is a L shape parcel of land. It has an indicative capacity of 147 units.

**PLOT E**
Plot E extends to approximately 13.84 acres (5.6 ha) and is a L shape parcel of land. It has an indicative capacity of 133 units.
Planning Permission in Principle was approved in 2017 as follows:

Reference: 15/00045/PPP

Proposal: Application for planning permission in principle for residential development; community facilities; primary school; playing field; office units (Class 4); farm shop (Class 1); café (Class 3) and rail halt with associated car parking; public open space; roads and drainage infrastructure

Status: Granted

Decision Date: 17/11/2017

This consent is subject to a Section 75 Agreement. Please contact Savills for more details.

The Planning Permission in Principle includes up to 700 residential homes, a community hub, a new bridge over the railway, a new primary school, a new rail halt, playing fields and open space. The development must also deliver 25% affordable housing on site.

For any information regarding planning please contact:

Midlothian Council
+44 (0) 131 271 3302
development.management@midlothian.gov.uk
The Heritable Interest (Freehold) in the site is offered for sale as a whole or in five lots:

**PLOT A** extending to 20.51 acres (8.3 ha) with an indicative capacity for 193 units.

**PLOT B** extending to 12.85 acres (5.2 ha) with an indicative capacity for 122 units.

**PLOT C** extending to 10.87 acres (4.4 ha) with an indicative capacity for 105 units.

**PLOT D** extending to 15.32 acres (6.2 ha) with an indicative capacity for 147 units.

**PLOT E** extending to 13.84 acres (5.6 ha) with an indicative capacity for 133 units.

Full details regarding the required form of offer are available from Savills.

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 any VAT incurred in connection with the transaction.

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**Method of Sale**

The Heritable Interest (Freehold) in the site is offered for sale as a whole or in five lots:

- **PLOT A** extending to 20.51 acres (8.3 ha) with an indicative capacity for 193 units.
- **PLOT B** extending to 12.85 acres (5.2 ha) with an indicative capacity for 122 units.
- **PLOT C** extending to 10.87 acres (4.4 ha) with an indicative capacity for 105 units.
- **PLOT D** extending to 15.32 acres (6.2 ha) with an indicative capacity for 147 units.
- **PLOT E** extending to 13.84 acres (5.6 ha) with an indicative capacity for 133 units.

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**Title Plan**

A title plan has been prepared for sales purposes and is available within the data room. Only indicative boundaries are provided in the brochure and should not be relied upon.

**Further Information**

Further information is available to interested parties. For full details please contact the selling agent.

**Viewing**

Viewing by appointment only with the sole selling agent.

**Savills Edinburgh**

Wemyss House
8 Wemyss Place
Edinburgh, EH3 6HD

***Further Information***

<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ben Brough</td>
<td><a href="mailto:bbrough@savills.com">bbrough@savills.com</a></td>
<td>+44 (0) 131 247 3730</td>
</tr>
<tr>
<td>Richard Thompson</td>
<td><a href="mailto:rthompson@savills.com">rthompson@savills.com</a></td>
<td>+44 (0) 131 344 0884</td>
</tr>
<tr>
<td>Danielle Corker</td>
<td>d <a href="mailto:corker@savills.com">corker@savills.com</a></td>
<td>+44 (0) 131 247 3825</td>
</tr>
</tbody>
</table>

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