

DEVELOPMENT PLOT CLOSE TO EDINBURGH EXTENDING TO 1.1 ACRES WITH PLANNING PERMISSION FOR DWELLING

BRAIDWOOD PLOT
PENICUIK, MIDLOTHIAN

Offers Over £150,000, Freehold

Plot extending to about 1.1 acres • Rural setting to the west of Braidwood Steading • Planning permission in principle for a single dwelling • Outlook to Pentland Hills Regional Park • Excellent road connections via A702 • 3 miles from Penicuik and 7 miles to Edinburgh City Bypass

Description

Braidwood comprises a small, peaceful community of seven dwellings mostly within the former steading to Braidwood Farm. Although no longer a working farm, the properties are surrounded by woodland, grazing land and rolling countryside.

The Braidwood plot lies to the north and east of the steading and Braidwood House. It is located in a green field site of grazing pasture. It is of a size that a detached house can be built with a substantial garden surrounding it. The plot is positioned to offer the optimal level of privacy for the proposed dwelling and the neighbouring properties. There will be a driveway with direct access onto the A702.

Full planning details are available on Midlothian Council Planning Portal - <https://planning-applications.midlothian.gov.uk/OnlinePlanning/> Planning reference 17/00872/PPP.

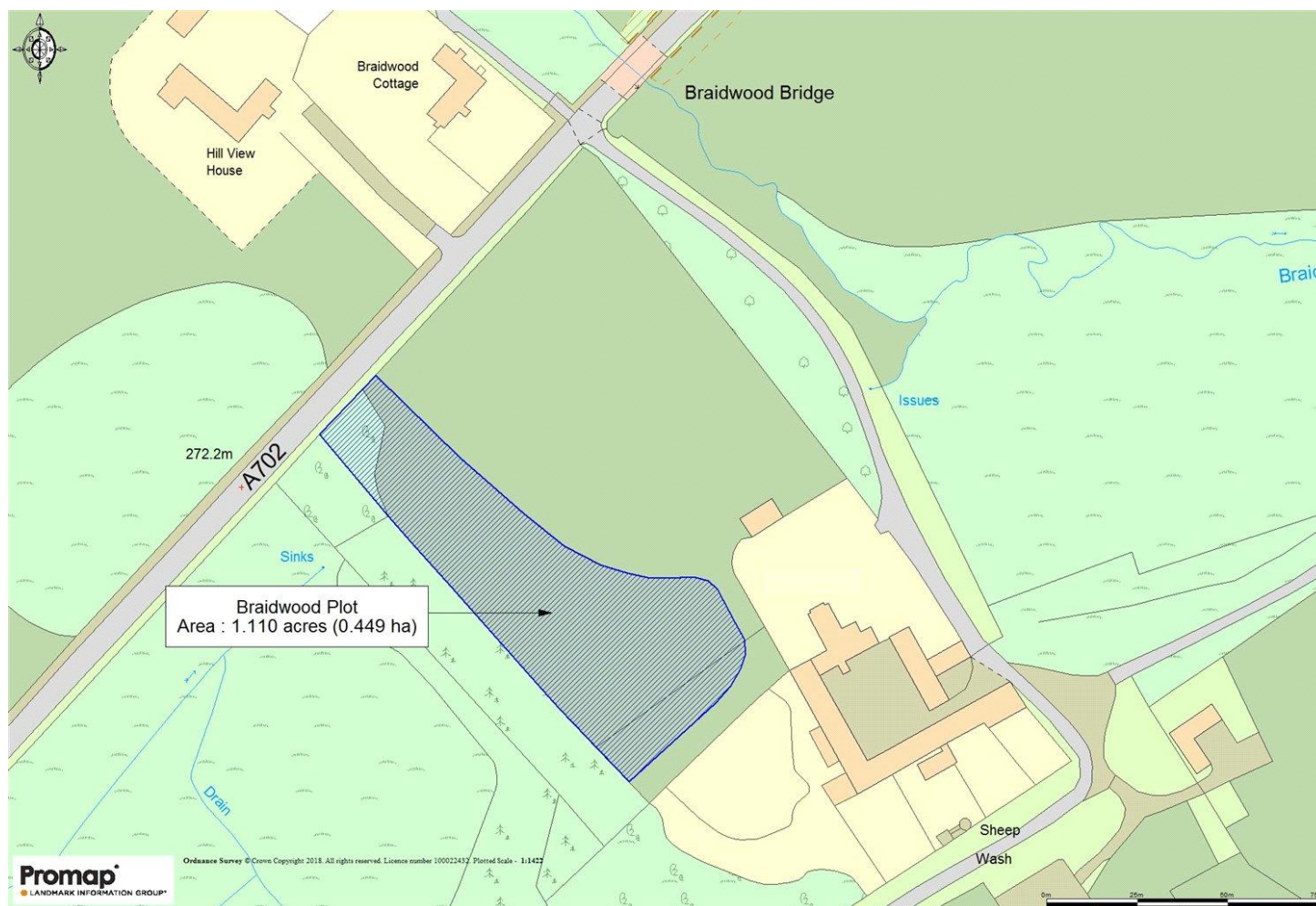
Edinburgh Country Houses

Anna Gardiner
agardiner@savills.com
+44 (0) 131 247 3738

savills.co.uk

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GENERAL REMARKS

View ings

Strictly by appointment w ith Savills - 0131 247 3738.

Access

The Braidw ood plot w ill have an exclusive access directly off the A702.

Services

Electricity: mains electricity w ill be via connection into the existing netw ork running parallel to the plot. With the necessary consent it w ill be possible to take the currently high level cables underground for the extent of the site.

Drainage: it is proposed that a modern underground domestic sew age treatment tank should be located on site. All subject to agreement w ith SEPA.

Water: w ater is to be provided through a private pipe from the mains pipe.

Gas: there is no gas supply to the property.

Local Authority

Midlothian Council

Planning

Full planning details are available from Midlothian Council: Planning reference 17/00872/PPP. Permission is granted in principle only. No details w ere approved with the application and detailed consideration is required for the siting, massing and design of the proposed dw elling house and site access arrangements. <https://planning-applications.midlothian.gov.uk/OnlinePlanning/>