

LAND AT FIRTH

AUCHENDINNY • MIDLOTHIAN



savills



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Penicuik 3 miles, Edinburgh City Bypass 5.2 miles, Edinburgh City Centre 10 miles
(all distances approximate)

House site with paddocks in idyllic setting close to Edinburgh

LOT 1

7.43 acre site benefiting from planning in principle to build a new family home with exceptional views of the Pentland Hills

LOT 2

12.14 acre field and woodland

LOT 3

18.71 acres of pasture
5.96 acres of woodland

ABOUT 45.22 ACRES IN ALL

FOR SALE AS A WHOLE OR IN UP TO THREE LOTS



Savills Edinburgh

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Edinburgh, EH3 6DG
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SITUATION

The property is well situated for easy access to the Edinburgh City Bypass and the city centre (10 miles). The bypass is 5.2 miles to the north and gives access to the south, east and west of the city, Edinburgh International Airport and the motorway network. The A702 and A701 provide good links to the M74 to the south.

Penicuik has an excellent range of local facilities, including shops, a post office and both primary and secondary schools. Only a short distance away the professional and cultural hub of Edinburgh also offers a selection of independent schools. There is an excellent bus service from Auchendinny to central Edinburgh passing by the comprehensive offering of stores and supermarkets at Straiton.

The locality is ideally positioned for outside recreation. Roslin Glen Country Park is on the doorstep and The Pentland Hills Regional Park is popular for walking, mountain biking and fell running alike and is home to the Midlothian Ski Sports Centre. There are a number of local golf courses including Glencorse, Kings Acre and Broomieknowe, with all the links courses of East Lothian easily accessible via the City Bypass.

DESCRIPTION

The land at Firth is a parcel of productive pasture land extending to 45.22 acres in total. It is accessed via a minor road (the B7026) which leads to the hamlet of Firth. The land is largely surrounded by mature trees providing shelter and adding greatly to the overall amenity of the area. The property historically formed part of a larger farm before being split off in 1986 and in more recent years has been used for livestock grazing. All the fields are fenced for stock and benefit from either natural watering points or piped water to troughs.

This peaceful yet highly accessible property benefits from planning permission in principle to build a new family home with exceptional views of the Pentland Hills.

The land at Firth is offered for sale as a whole or in up to three lots, as follows:

- **Lot 1** – Proposed house site extending to 7.43 acres
- **Lot 2** – Field and woodland extending to 12.14 acres
- **Lot 3** – Fields and woodland extending to 25.66 acres

LOT 1

Lot 1 comprises a site extending to 7.43 acres benefitting from planning permission in principle for the erection of a dwelling and associated outbuildings (Reg. No. 18/00346/PPP). The site currently forms part of a larger field and sits to the south of the hamlet of Firth in an attractive situation with fine views westwards to the iconic Pentland Hills. The site is not currently connected to services but mains water and electricity is available nearby. Drainage would be to a private system.





LOT 2

Lot 2 comprises a single pasture field extending to 9.78 acres with the remaining 2.36 acres mainly made up of a woodland running along the western edge which bounds a burn on the property boundary. The field is currently grazed and is fenced for stock with access taken off the public road running to the south of the field. It is largely surrounded by mature trees or hedges which provide useful shelter for stock and would be well suited to horse grazing.





LOT 3

Lot 3 is situated to the east of the access road and is best accessed via a private track running along the southern edge of Field 2. This attractive parcel of land is contained within a contiguous block and includes three pasture fields intersected by a mature woodland which runs along the northern boundary and down to a burn which flows into the River Esk.

The fields included with Lot 3 can be broken down as follows:

Acres	Table Numbers	Hectares
7.93	Field 2	3.21
1.65	Field 3	0.67
9.12	Field 4	3.69
5.96	Woodland	2.41
1.00	Other (tracks etc)	0.40
25.66	TOTAL	10.38



GENERAL REMARKS AND INFORMATION

Viewing

Strictly by appointment with Savills. Given the potential hazards of a working farm, we request you take care when viewing the property.

Entry and possession

Entry and possession will be by arrangement.

Directions

From the Edinburgh City Bypass take the Straiton Junction onto the A701. Follow the A701 towards Penicuik for 2.7 miles before turning left onto the B7026 to Auchendinny. About 1 mile after Auchendinny turn left onto a minor road (signposted Firth). Continue on the road for 0.75 miles and the property is situated either side of the road.

Ingoing Valuation

The purchaser(s) of the land at Firth, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All growing crops, on a seeds, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

2. All hay, straw, fodder, roots, silage and farmyard manure and other produce at market value.
3. All oils, fuel, fertilisers, sprays, chemicals, seeds and sundry at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as Savills shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies at 5% over Bank of Scotland borrowing rate.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

- The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.
- If the property is sold in lots appropriate rights of access, servitude and wayleave will be granted and reserved as appropriate.
- There is a wayleave agreement in favour of Scottish Power in connection with overhead power lines crossing the farm.

Basic Payment Scheme (BPS)

There are no BPS entitlements available to purchase.

Sporting Rights

The sporting rights are in hand.

Mineral and Timber Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber is included in the sale.

Local Authority

Midlothian Council, 0131 270 7500
enquiries@midlothian.gov.uk

Solicitors

Urquharts, Solicitors, 0131 556 2896
rmurquhart@urquharts.co.uk

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection.

STIPULATIONS

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid.

The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Financial Reference

Any offer by a purchaser(s) which is to be supported by a loan agreement must be accompanied by supporting documents for the satisfaction of the seller.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into lots, or to withdraw the property, or to exclude any property shown in these particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of entry.

IMPORTANT NOTICE

Savills and their clients 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, unless the same is incorporated within a written document signed by the Sellers or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document. 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.

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