



## Land at Hunterfield Road Gorebridge, EH23 4XT

- Development site extending to 0.93 acres
- Suitable for a variety of uses (STP)
- Located directly opposite a new leisure centre development
- Situated 10.5 miles south-east of Edinburgh city centre
- Gorebridge is regarded as a popular commuter town with excellent transport links to Edinburgh city centre.
- Price on application.





## LOCATION

The subject property is located in the centre of Gorebridge, a popular commuter town located in Midlothian approximately 12 miles south of Edinburgh city centre. The population is currently 8,000 and is expected to grow with multiple residential developments offering 2,100 new homes. As a commuter location, Gorebridge has seen its popularity soar with the opening of the Borders Railway in 2015, which offers frequent services from Gorebridge station to Edinburgh Waverley in just 30 minutes. The town also benefits from excellent road links to Edinburgh City Bypass and the M8/M9 motorway network.

More specifically, the subjects are prominently located on Hunterfield Road, which acts as an arterial route through the town, therefore the site benefits from excellent roadside visibility.

## DESCRIPTION

The subject site comprises of an L shaped piece of land which is currently being used as a car park. The site itself runs parallel to Hunterfield Road and provides an excellent opportunity to develop for a variety of uses subject to planning.

## SITE AREA

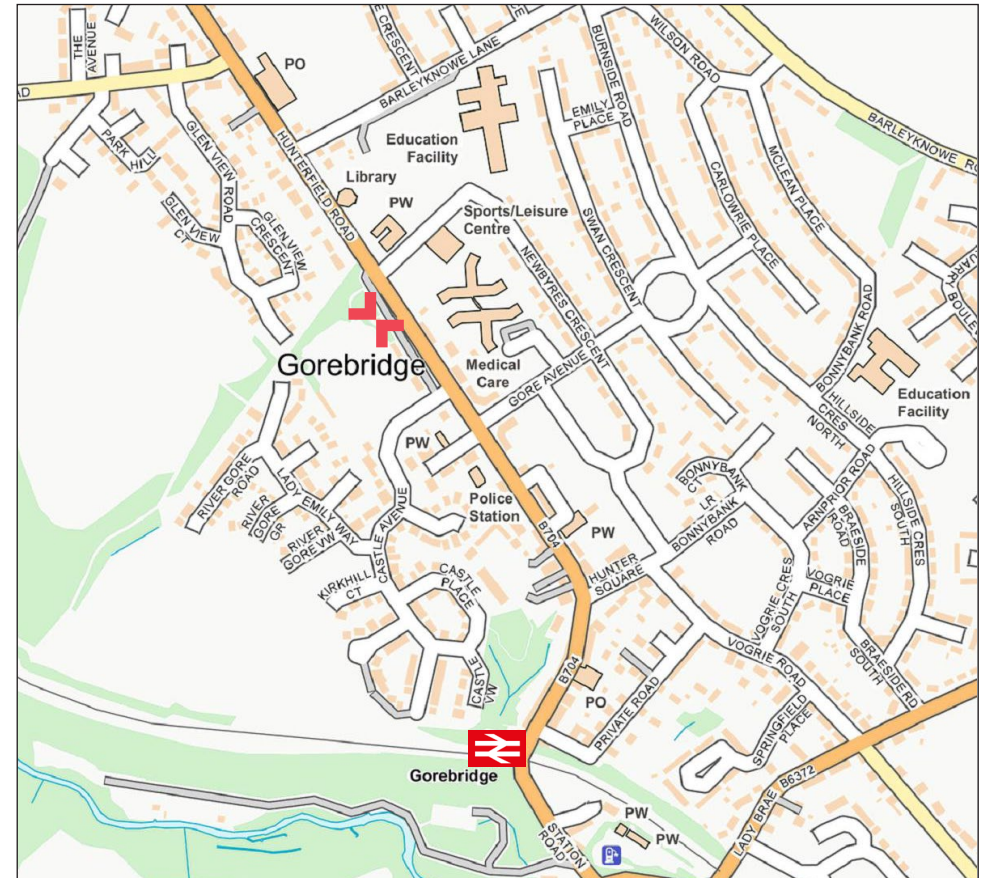
The site extends to 0.93 Acres

## PRICE

Offers invited.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The purchaser will be responsible for any land, buildings and transactional tax and registration dues incurred therein.



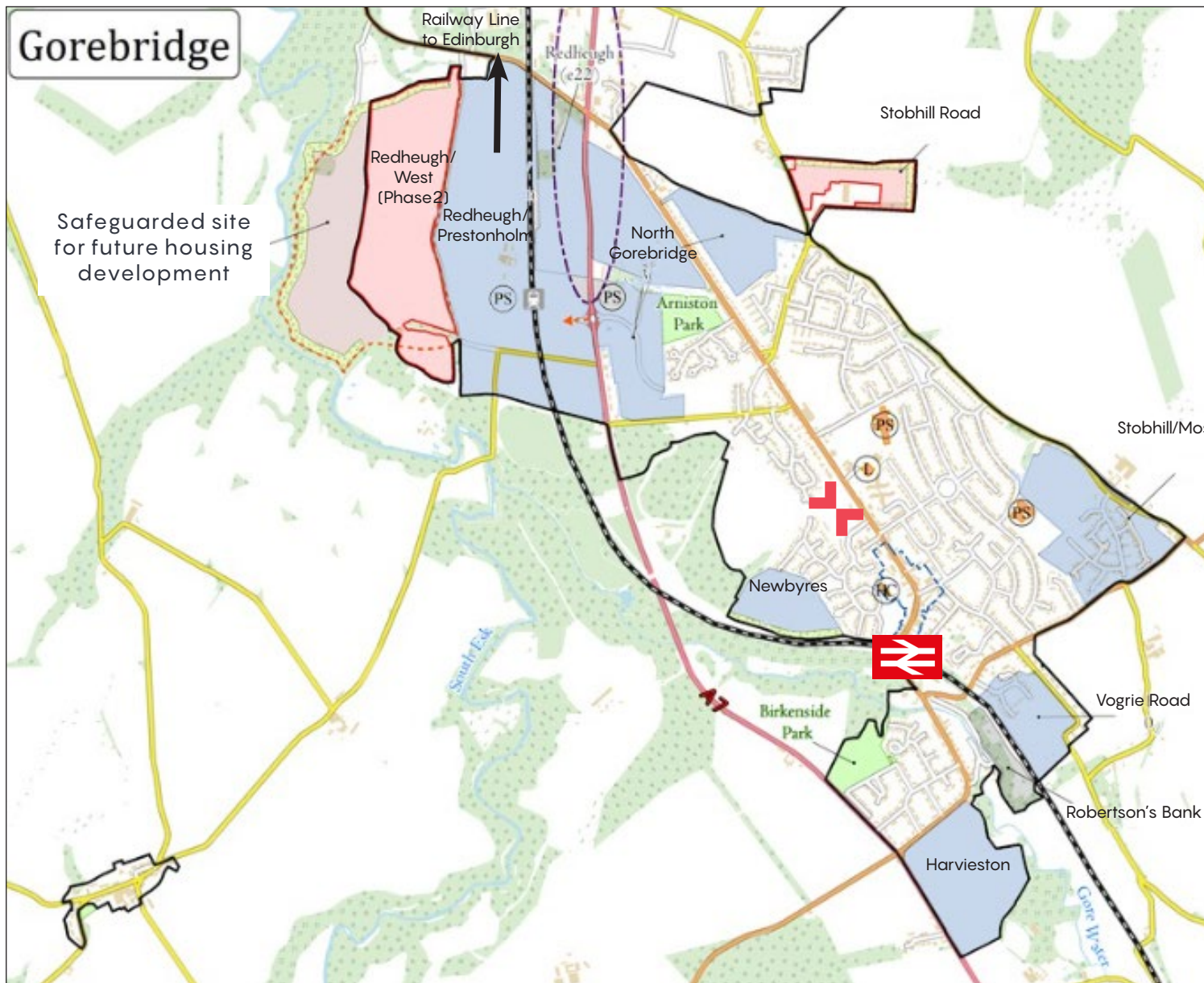
## PLANNING STATEMENT

Adopted in November 2017, the Midlothian Local Development Plan locates the site within the Gorebridge settlement boundary.

The site has no specific land-use allocation. It is expected that development taking place within a settlement boundary will not detract from the existing character or amenity of the area. It has been identified that the site was granted consent in February 2012 for a Class 1 retail unit and car park (application reference: 11/00850/DPP). It is understood that this was not implemented and that the consent has now lapsed.

Any future development proposals should be discussed at the earliest opportunity with Midlothian Council.





Ref: Midlothian Local Development Plan

\* Indicative capacity — safeguarded for 400 more units long-term

Area	Housing Capacity
Redheugh/ West (Phase2)	200*
Redheugh/ Prestonholm	700
North Gorebridge	538
Newbyres	76
Vorgie Road	90
Robertson Bank	55
Harvieston	211

To arrange a viewing contact:



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