

# FOR SALE

## PROMINENT CORNER SITE

Located in Dalkeith, Midlothian

Offers invited

Offer's subject to planning will  
be considered

Site extends to 0.22 acres

Benefits from high levels of  
passing trade from Edinburgh to  
Midlothian



WHAT 3 WORDS



LAND 25M WEST OF JUNCTION WITH LUGTON BRAE  
OLD DALKEITH ROAD, DALKEITH

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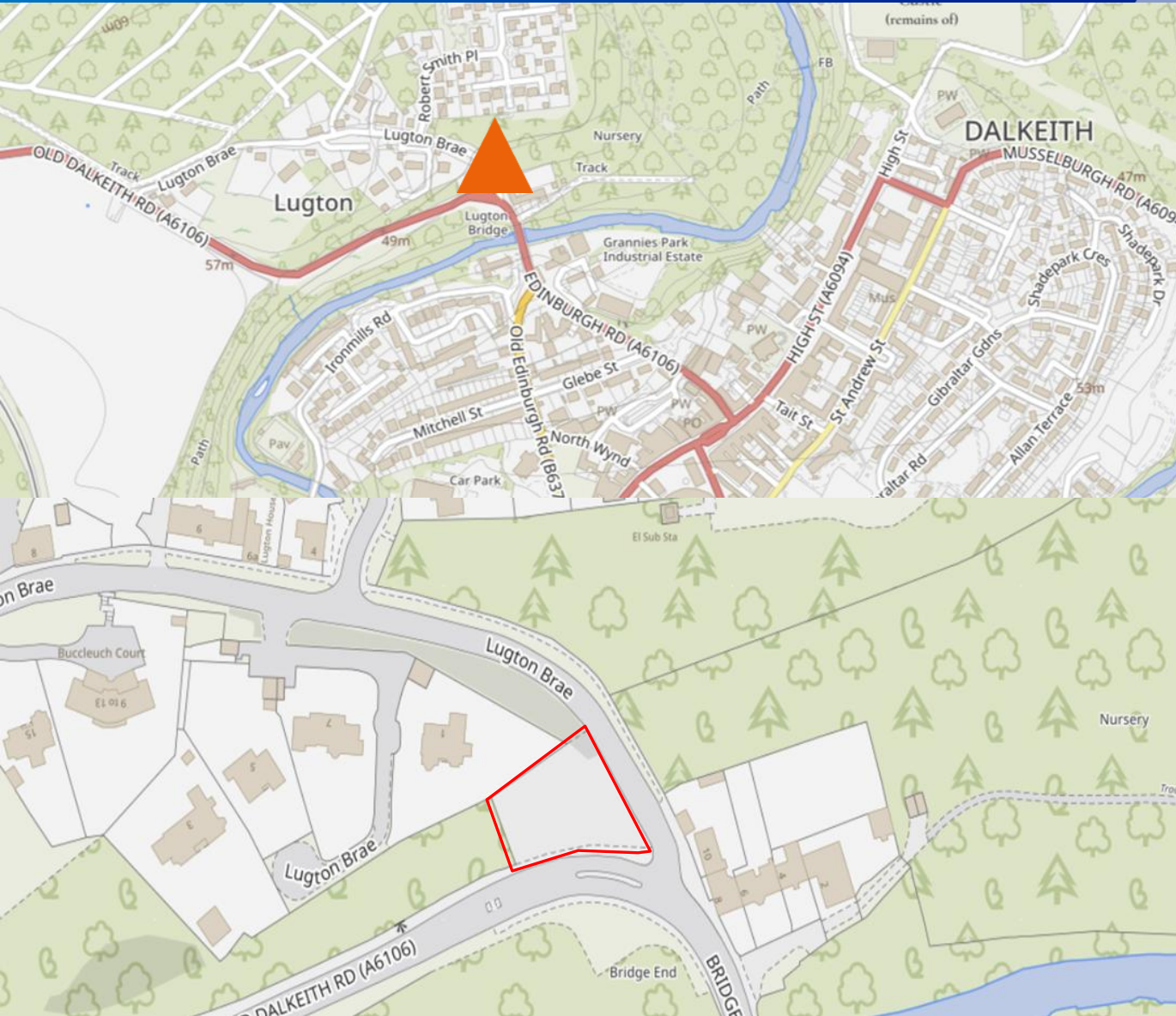






# Location

LAND AT LUGTON BRAE OLD DALKEITH ROAD, DALKEITH



## Location

Dalkeith is a well-established commuter town in Midlothian, strategically positioned just off the A7 trunk road; one of the principal arterial routes carrying high volumes of traffic south from Edinburgh via the city bypass towards Galashiels, Hawick, and the Scottish/English border. The town benefits from excellent connectivity, lying approximately ¼ mile southeast of the Edinburgh City Bypass at Sherriffhall, 2 miles north of Newtongrange, and around 15 miles southeast of Edinburgh city centre.

More specifically, the subjects are located within a predominantly residential area to the west of the junction of Lugton Brae to the north and Old Dalkeith Road (A6106) to the south, a prominent site which benefits from high volumes of passing trade from Edinburgh to Midlothian.

**CORNER SITE FOR SALE IN  
DALKEITH**



## Description

The subjects comprise a prominent corner site which extends to approximately 0.22 acres. It is important to note the subjects are not in use.

## Current use/alternative uses/planning

Given the nature of the location and the surrounding uses, the subject would be suitable for residential conversion or commercial development subject to the necessary planning consents.

The sites planning history can be reviewed here:

<https://planningapplications.midlothian.gov.uk/OnlinePlanning/applicationDetails.do?activeTab=documents&keyVal=RTNKGXKVJHU00>

## Price

Our client is inviting offers for freehold interest & will also consider offers subject to planning.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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