

## RESIDENTIAL DEVELOPMENT PLOT

- > RESIDENTIAL LAND WITH PLANNING PERMISSION GRANTED
- > LOCATED ON A702 CLOSE TO SILVERBURN
- > SITE EXTENDS TO 1.80 HECTARES (4.45 ACRES)
- > OFFERS IN EXCESS OF £150,000
- > PLANNING FOR 4 BEDROOM DETACHED 2 STOREY HOUSE WITH GARAGE
- > 10 MINUTE DRIVE INTO PENICUIK TOWN CENTRE



# FOR SALE

### PLOT 2, EIGHT MILE BURN, PENICUIK, EH26 9LW

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Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The site is located on the A702 which is a popular commuter route to Edinburgh from Midlothian and the Scottish Borders. The A702 links Edinburgh with the town of Biggar and also the M74 Motorway at Abbington. Specifically the site is well located only 7 minute drive from Penicuik and 30 minutes from Edinburgh City Centre by car as well as benefiting from Stagecoach public bus service between Edinburgh and Biggar. The site is part of a three plot development of which the other two houses are already built.

**PLANNING**

This is a rare opportunity to live in a very special rural location with uninterrupted views of the hills, yet be only minutes from the City Bypass at Fairmilehead. The site is a desirable residential location which has planning permission (20/00253/DDP) for a two storey detached dwelling and double garage. The planning will allow for a 4 bedroom two storey residential premises with open plan kitchen and living room area for which the plans can be found in the above planning reference on Midlothian Planning Portal.

This property will boast extensive private grounds to the front, rear and side of the property. With a well maintained courtyard, vast enclosed lawn space and patio area overlooking the tranquil surroundings, thereby offering several areas to relax in the summer months. There is approximately 4.45 acres of upland grazing with the potential for animals or a small business.

**PRICE**

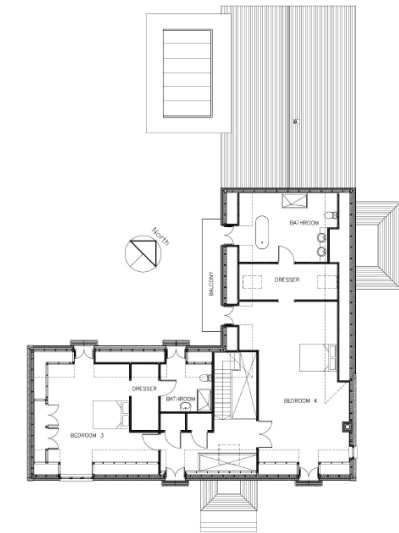
Offers over £150,000.

**LEGAL COSTS**

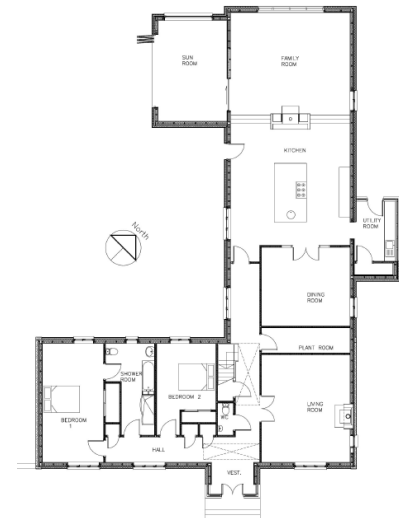
Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

**VAT**

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



FIRST FLOOR PLAN AS PROPOSED 1:100



GROUND FLOOR PLAN AS PROPOSED 1:100

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

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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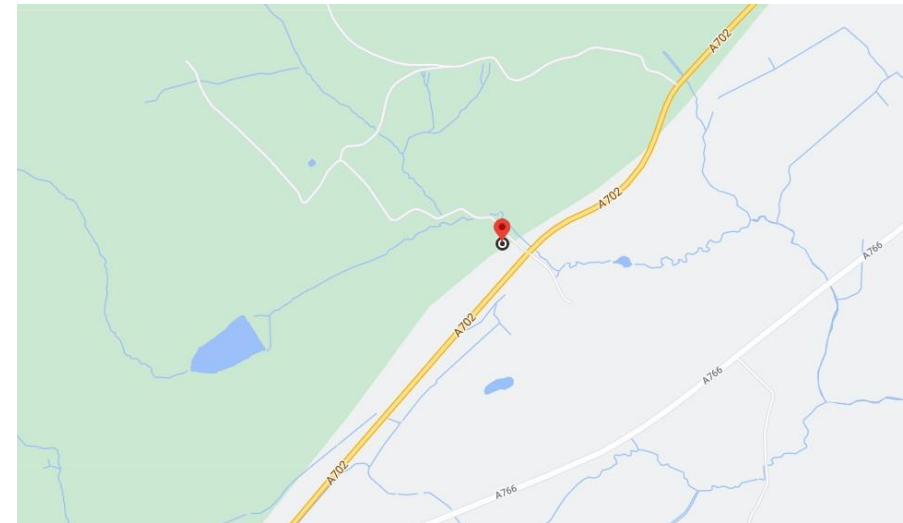
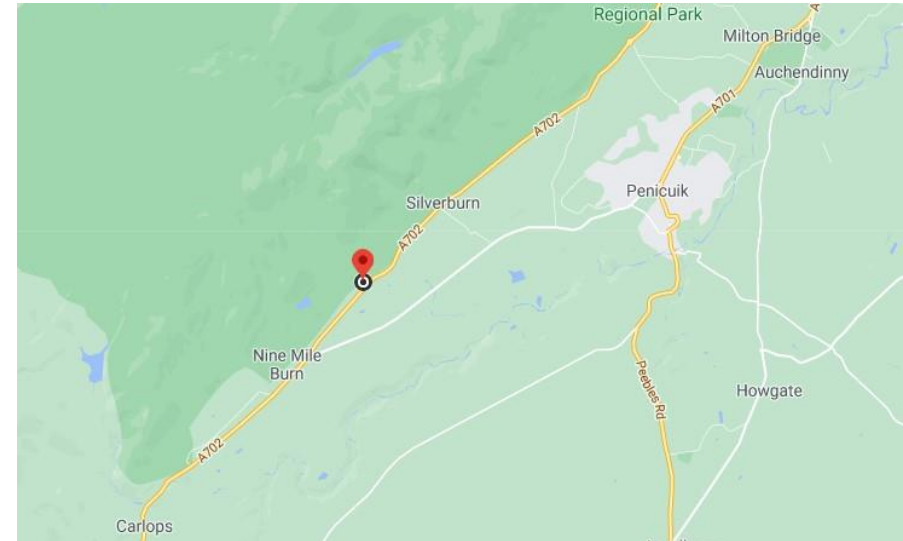
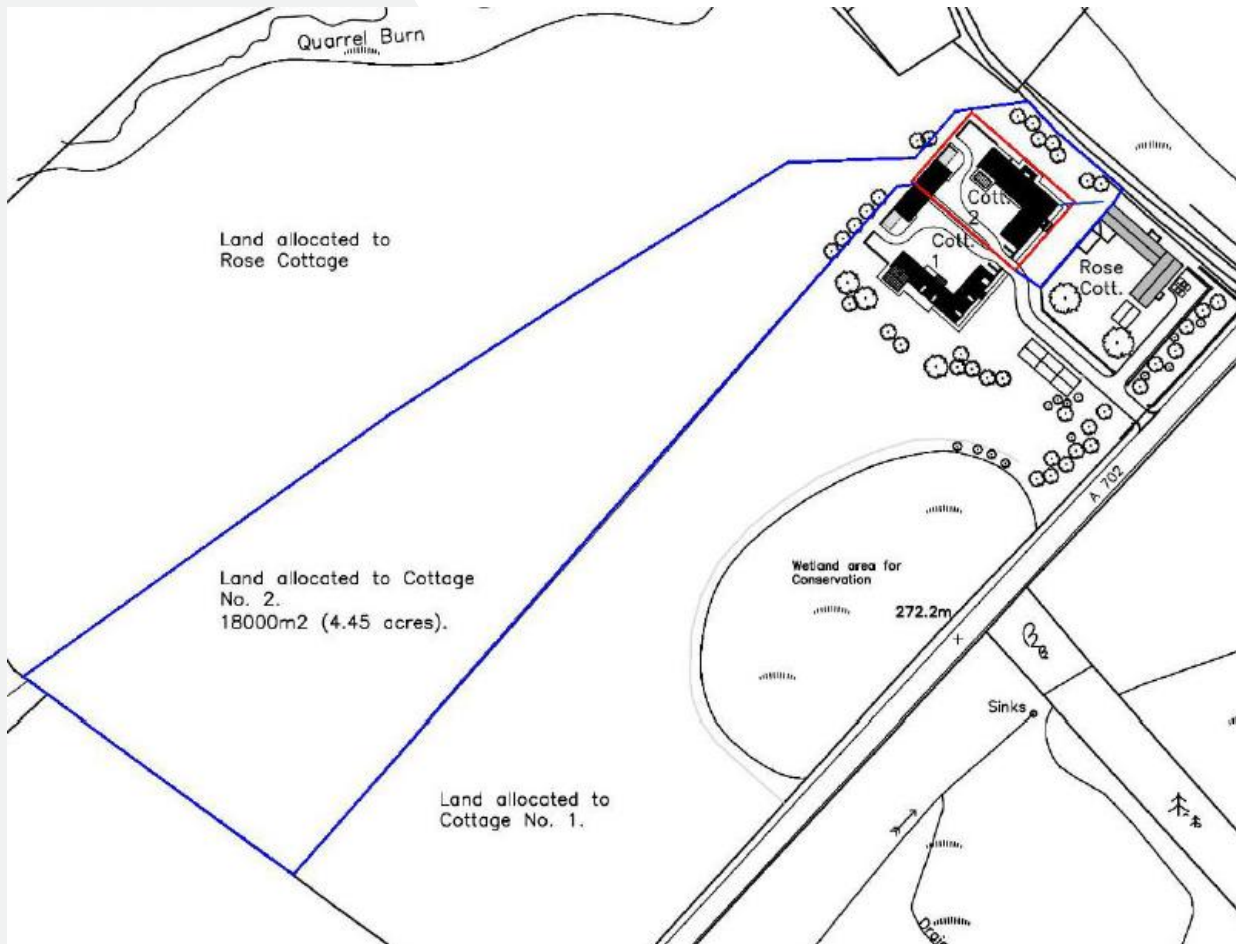
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### LOCATION AND SITE PLAN



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