

# Hotel Development Site

## **Calderstones, Biggar Road, Edinburgh**

**Drysdale**  
COMPANY

A unique opportunity to acquire a development site with planning consent for a hotel and eco lodges, located just 15 minutes from Edinburgh Airport.



**Drysdale and Company, Argyll Court, Castle Business Park, Stirling, FK9 4TY**

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An aerial photograph showing a large, dense wooded area. A red line is drawn across the image, forming a large, irregular polygon that encloses most of the wooded area. The line starts on the left, goes up and right, then down and right, then down and left, and finally up and left to close the loop. In the center of the wooded area, there is a small building with a red roof. To the right of the wooded area, there is a large, open field. In the top left, there is a road with some buildings and parked cars. In the bottom right, there is a road with a few cars. The text overlay is a white rectangle with a light gray wavy pattern, containing the text "Hotel Development Opportunity", "Calderstone, Biggar Road", and "Edinburgh, EH10 7DX".

Hotel Development Opportunity  
Calderstone, Biggar Road  
Edinburgh, EH10 7DX





# Drysdale COMPANY

## Executive Summary

- **Location:** Calderstone, Biggar Road, Edinburgh, EH10 7DX
- **Site Area:** 32 acres (12.2 acres earmarked for development)
- **Planning Permission:** Approved in principle for a **102-bed hotel** and **38 eco lodges**
- **Key Transport Links:**
  - 15 minutes to **Edinburgh Airport**
  - 20 minutes to **Edinburgh City Centre**
- **Opportunity:** Site offered with **existing planning consent**



## Property Overview

The subjects comprise a detached residential property situated approximately five miles south of Edinburgh city centre, set within a total site area of approx. 32 acres.

The proposed hotel development site extends to approximately 12.2 acres within the northernmost section.

Planning permission in principle has been approved for the development of a 102-bedroom hotel with spa and leisure facilities, alongside 38 eco-lodges within the wooded grounds.





**FOR SALE**

**Hotel Development Opportunity**

The site is bounded by the A702 Biggar Road and lies just south of the A720 Edinburgh Bypass at the Lothianburn Junction. A new car park has recently been developed adjacent to the site, alongside an improved access road to the Midlothian Snowsports Centre and the newly opened alpine rollercoaster. Detailed planning proposals and further information are available on the **Midlothian Planning Portal under reference 23/00460/MSC.**

**OFFERS ARE INVITED FOR THE ENTIRE SITE  
WITH THE BENEFIT OF EXISTING PLANNING CONSENT.**





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## GET IN TOUCH

**For enquiries and viewing appointments, please contact:**



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### **About Development site at Calderstone:**

For sale, a development site at Calderstone, Biggar Road, Edinburgh (EH10 7DX), approximately 5 miles south of the city centre. The site spans 32 acres, with 12.2 acres proposed for hotel hub development. Planning permission in principle has been approved (with conditions) for a 102-bed hotel with spa and leisure facilities and 38 eco lodges. Located just 15 minutes from Edinburgh Airport and 20 minutes from the city centre, the site benefits from recent infrastructure upgrades, including a new public car park and improved access to the Midlothian Snowsports Centre. Offers are invited for the entire site with current planning consent.

**Drysdale & Company specialise in the hospitality property market**

Looking for guidance with selling or buying in the sector?

**Get in contact with Drysdale and Company today**

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