

Ryden

FOR SALE

LAND WITH DEVELOPMENT POTENTIAL
1.61 HA (4 ACRES)



**LOANVIEW HOUSE
LANG LOAN
LOANHEAD
MIDLOTHIAN
EH20 9QT**

**HIGHLY PROMINENT
LOCATION**

**ADJACENT TO THE STRAITON
JUNCTION AND RETAIL PARK**

**POTENTIAL FOR
COMMERCIAL DEVELOPMENT**

EXISTING 6 BEDROOM HOUSE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)

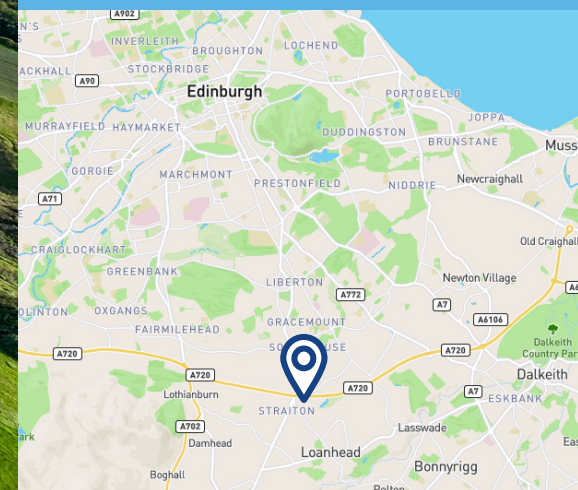
LOCATION

The premises are strategically located within the town of Loanhead, Midlothian, approximately 4 miles south of Edinburgh's city centre.

More specifically, the site benefits from a highly prominent location fronting onto the City of Edinburgh Bypass (A720) and is situated next to the Straiton Junction and Straiton Retail Park. Access is via Lang Loan off the B702 to Loanhead.

Loanhead is a popular commuter town which has rapidly expanded due to multiple new build residential developments and commercial development. The town is an important commercial hub for Edinburgh and Midlothian with the highly successful Straiton Retail Park and key industrial estates generating significant employment and footfall to the area.

Surrounding occupiers include Marks & Spencer, Nike, B&M, Boots, Argos, Home Bargains, Lidl, Halfords, TK Maxx, McDonalds, Dunelm, Sainsburys, Ikea, Asda and Costco.



FIND ON GOOGLE MAPS

DESCRIPTION

The site which extends to 4 acres has an attractive individually designed 6 bedroom house with an extensive outbuilding which traded as boarding kennels.

The house, built in 2002, is arranged over two storeys and benefits from stone walls, a pitched slate roof and double glazed windows throughout. There are 6 bedrooms all with en-suites.

The site also benefits mains gas, water and mains drainage.

ACCOMMODATION

The total site area of 1.61 Ha (4 acres).

USE / PLANNING

The site is zoned within the Midlothian Local Development Plan 2017 as Strategic Employment Land and therefore has potential for a wide variety of alternative uses which could include the following, subject to planning:

- Industrial
- Leisure
- Equestrian
- Self storage
- Open storage land
- Guest House
- Hotel
- Boarding Kennels







TERMS

The heritable / freehold interest is available to purchase and offers over £1.5 million (£375,000 per acre) are invited. Interested parties are advised to note their interest in writing to ensure they are kept updated on any closing dates.

VAT

The property is not VAT registered. VAT will therefore not be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the purchaser will be liable for LBTT.

EPC

Available upon request.

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VIEWING & FURTHER INFORMATION

Viewings are strictly by prior arrangement with the agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. June 2025

