

FOR SALE

RESIDENTIAL / RETAIL / OFFICE

CRAW'S CLOSE, DALMENY, SOUTH QUEENSFERRY, EH30 9DA

LOCATION

South Queensferry is a popular commuter town, located approximately 10 miles to the North West of Edinburgh City Centre. The town benefits from excellent rail and road links via Dalmeny Station and the A90/M90 motorway nearby.

The subjects are located within the new Cala & Barratt Homes residential development, which provides 450 new homes to the area.

The site is located 150m from Dalmeny railway station with direct access to Edinburgh City Centre.

Queensferry High School and St Margaret's RC Primary School are both located in close proximity to the site.

DESCRIPTION

The subjects comprise a site extending to approximately 0.28 of an acre.

PRICE

Offers over £500,000 exclusive are invited.

COUNCIL TAX / RATING

To be assessed following redevelopment.

PLANNING

Subject to planning the subjects are suitable for a variety of residential, retail or office uses.

The site has previously had consent for retail and office uses as well as supported applications for residential use.

Interested parties are advised to make their own enquiries with Edinburgh City Council planning department.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the purchaser to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred thereon.



AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the purchaser and will seek identification information at the appropriate time.

ENTRY

By Agreement.

VIEWING & FURTHER INFORMATION

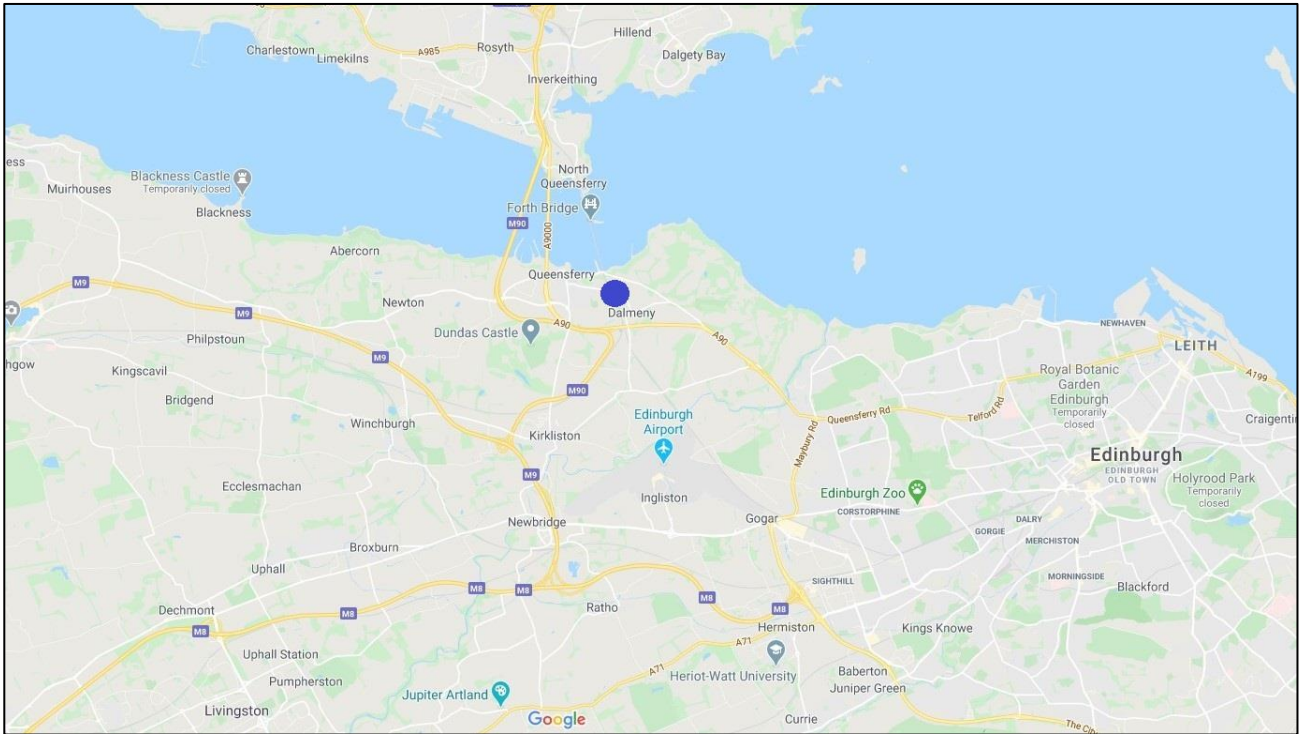
Strictly by appointment through the sole selling agent.

Peter Hutton

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OPPORTUNITY

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