

**FOR SALE / TO LET**

DEVELOPMENT OPPORTUNITY / SECURE STORAGE

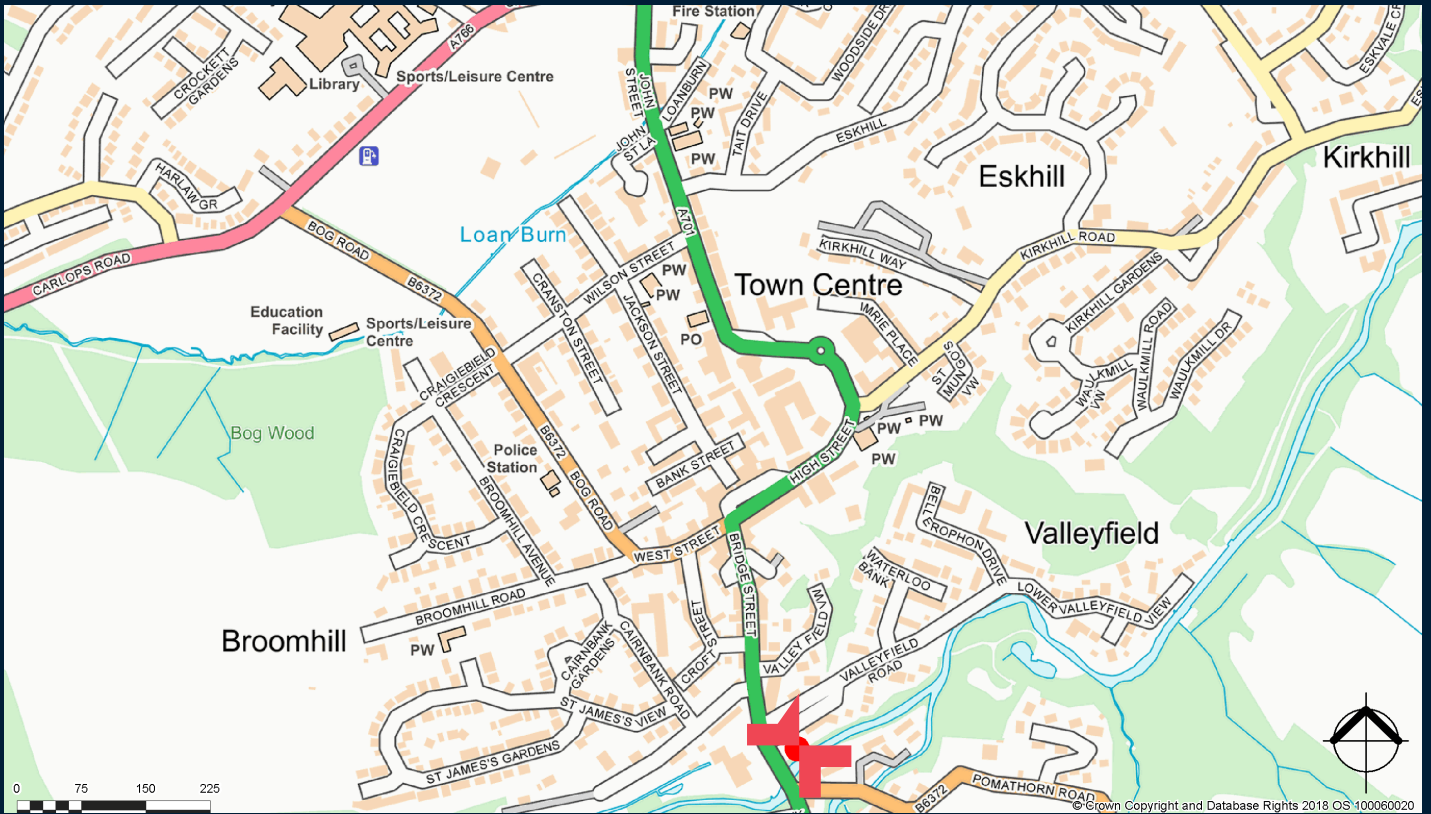
**GRAHAM  
SIBBALD**



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## Plot 2 Valleyfield, Penicuik, EH26 8RN

- Rare Development Opportunity / Secure External Storage
- Site Extends to 0.21 Acres
- Situated in the Popular Commuter Town of Penicuik
- 10 Miles South of Edinburgh City Centre



#### LOCATION

The subjects are situated within the Midlothian town of Penicuik which is located approximately 4 miles South of Edinburgh and approximately 10 miles South of Edinburgh City Centre.

Penicuik forms a self-contained conurbation and has a population of some 17,000 persons comprising the largest settlement within Midlothian and acting as a commuter town to the city of Edinburgh.

More precisely the subjects are located just off the A701 and the river North Esk on the Southern side of Penicuik.

#### DESCRIPTION

The site is partly cleared, rectangular in shape and can be accessed via Valleyfield Road. The site sits beneath the A701 within a predominantly residential local.

Immediately neighbouring this proposed development site is a modern residential 2 / 3 storey block of apartments with the North Esk River to the rear offering a tranquil and peaceful outlook / setting.

#### SITE AREA

The site extends to approximately 0.21 Acres

#### PLANNING

An outline planning consent for 6 apartments was lodged in 2008.

Additional information on this application (which was withdrawn) can be downloaded from Midlothian Councils planning portal - ref 08/00681/Ful



#### NEIGHBOURING DEVELOPMENT

#### PRICE

We are inviting offers over **£200,000** for our clients heritable interest.

#### RENT

The site which may suit storage purposes is also available to lease for a negotiable duration at the commencing rent of £1,000 per calendar month exclusive of VAT.

#### LEGAL COSTS AND VAT

Each party will be responsible for their own legal costs incurred in connection with this transaction. The purchaser will be responsible for any land, buildings and transactional tax and registration dues incurred therein. All prices quoted are exclusive of VAT.

#### FURTHER INFORMATION & VIEWING

Further information and viewing arrangements are available by contacting the Sole Marketing Agents, Messrs Graham + Sibbald.



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