



Newbattle Home Farm
Dalkeith, Midlothian, EH22 4TJ

Edwin
Thompson 

Residential Development Opportunity

Newbattle Home Farm, Dalkeith, EH22 4TJ

A relatively level and regular site extending to approximately 0.7 Ha (1.9 acre, 7761 m²) providing a well positioned residential development opportunity. The site has planning permission for 11 units in total.

- Attractive position to the south of Dalkeith between Eskbank & Newtongrange.
- Planning Permission for 11 properties in total. REF: 19/00756/DPP
- Rural Setting
- Convenient readily accessible edge of town location within Midlothian
- Easy commuting distance to Edinburgh
- Within Kings Park Primary and Dalkeith High School catchment area

Offers over £500,000

General Information

Dalkeith is a thriving town in Midlothian on the River Esk approx. 7 miles south of Edinburgh city centre. It was granted a burgh of barony in 1401 and a burgh of regality in 1540. Dalkeith has a population of 12,342 people according to the 2011 census. With its town centre and historic core, Dalkeith includes the areas of Eskbank and Newbattle. Eskbank with its many large Victorian houses to the west and Newbattle, a semi rural village with historic abbey to the south where you will find this development site. Dalkeith is the main administrative centre for Midlothian and is twinned with Jarnac, France.

Newtongrange is a former mining village in Midlothian. Scotland's largest mining village in the late 1800s, it is now home to the National Mining Museum. The local area offers an extensive range of amenities including an excellent variety of shops, supermarkets, Kings Park Primary and Dalkeith High School catchment area and superb sporting, leisure and recreational facilities across the various local towns. There is a good selection of restaurants and bars within the surrounding area. Newbattle Home Farm is well served with public transport and is a short commute to Edinburgh via the A7. The Borders Railway provides a direct service to Edinburgh Waverley in approximately 20 minutes with the central Borders via Galashiels and Tweedbank approximately 30 minutes south of Newbattle. Edinburgh airport can be reached via the city bypass within 20 mins.

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Newbattle Home Farm is a site of 0.7 ha (1.9 acre). The site comprises the single-storey and two storey assemblage of steading buildings at Newbattle Home Farm and the yard area associated with those agricultural buildings. The steading dates originally from the mid 19th century and comprises five ranges constructed of traditional bonded brick with natural stone masonry details and pitched slate roofs with some attached modern extensions in the form of agricultural sheds. The site is located in the countryside to the north of the village of Newtongrange. It is situated close to the west side of Newbattle Road - the B703 road, behind a farmhouse and cottage that are of similar age and style to the steading buildings but are not part of the application site. The steading is accessed off two separate accesses from the B703 road at a point on the northern end and the southern end of the east boundary of the site. The site is located within the Newbattle Conservation Area. To the south and west the site is bounded by agricultural fields, currently used for grazing. To the east the site is bounded by the B703 and the cottages; on the opposite side of the road are agricultural fields. To the north the site is bounded by a tarmac access road which provides access to neighbouring buildings.

Planning permission has been granted for conversion of agricultural buildings to form two dwellinghouses and associated external alterations; erection of nine dwellinghouses; formation of access and car parking; and associated works. The majority of the existing steading will be demolished (a separate application for Conservation Area Consent has been submitted) with the exception of a 2 storey granary building at the western edge of the steading complex. The granary building will be converted into two dwellinghouses. The new houses will consist of three detached houses (one adjacent to the granary and the remaining two defining the southern edge of the development) and a terrace of six houses defining the northern edge of the development. The houses will enclose a central courtyard that will provide space for parking and landscaping. The new houses will be single story with an additional storey of accommodation in the roofspace via dormers and rooflights. The walls will be finished with brick and the roof will be finished with slate.

Full details including all plans and surveys are available on the Midlothian Council Website via the planning portal using the reference 19/00756/DPP.

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Unit	Description	Sq m	Sq ft
No. 1	Terraced House	110	1,184
No. 2	Detached House	152	1,636
No. 3	Detached House	152	1,636
No. 4	Detached House	152	1,636
No. 5	Semi-Detached House (Estimated)	115	1,237
No. 6	Semi-Detached House (Estimated)	145	1,560
No. 7	Terraced House	110	1,184
No. 8	Terraced House	110	1,184
No. 9	Terraced House	110	1,184
No. 10	Terraced House	110	1,184
No. 11	Terraced House	110	1,184

Ground conditions

The purchaser/developer will be responsible for any necessary assessment of ground conditions.

Services

Mains foul and surface water drainage; water; electricity; and gas are assumed to be available adjacent or close to the site.

It is the responsibility of the purchaser to determine the exact position of existing services and to arrange for any modification/connection of these to the development in consultation with the relevant services providers.

Tenure

Absolute Ownership

Method of Sale

The site is offered for sale as a whole with vacant possession by Private Treaty.

Offers

Offers should include:

- The identity of the purchasers;
- the price offered; source of funds;
- clear details of any conditions attached to the offer;
- proposed timescale for conclusion of missives, completion and payment.

A closing date may be set for offers. Please note that only those parties who formally notify their interest will be informed of the closing date. Interested parties are advised to notify the selling agents of their interest as soon as possible. The sellers reserve the right to sell privately and are not bound to accept the highest or indeed any offer.

Value Added Tax

Any prices are exclusive of VAT. The subjects are not understood to be elected to VAT, however, any intending purchasers must satisfy themselves independently as to the instances of VAT in respect of any transaction.

Viewing

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

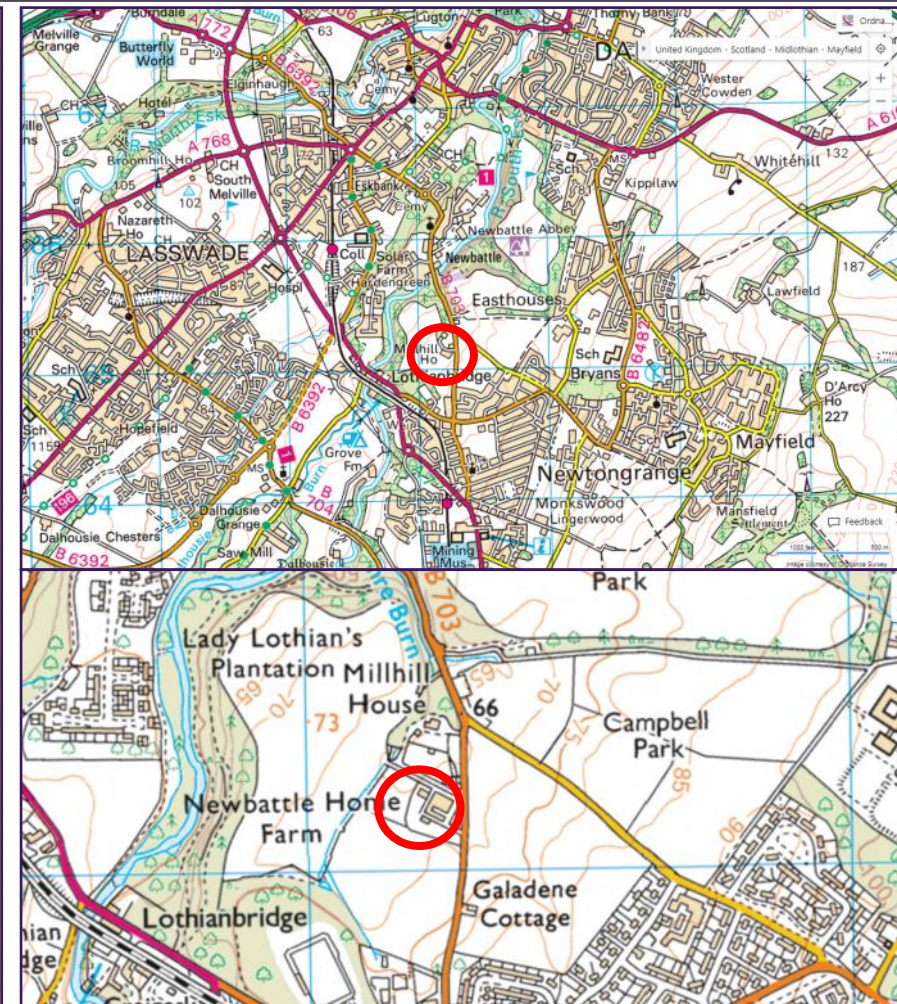
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