



# BROOKLEA

**Blinkbonny Road, Currie, EH14 6AD**

For Sale - Residential Development Opportunity with Planning Permission in Principle for 3 x 2 ½ storey dwellings and a proposed double garage extension to the existing house



## THE OPPORTUNITY

Savills is delighted to present to the market the opportunity to acquire a house along with a development site extending to 1.82 acres (0.74 hectares) to the west of Edinburgh in the area of Currie. The site benefits from Planning Permission in Principle for the erection of 3 x 2 ½ storey dwellings and a proposed double garage extension to the existing house.

## LOCATION

The opportunity is located in the village of Currie, located 7 miles to the south west of Edinburgh City Centre, within the Local Authority of the City of Edinburgh Council.

The site is located to the south of Lanark Road / A70 which connects eastbound into Edinburgh City Centre. The City of Edinburgh Bypass / A720 is accessible 1.5 miles to the east of the site. The nearest train station to the site is Curriehill Station which is located 1.4 miles to the north west of the site and provides regular connections to both Glasgow Central and Edinburgh stations. Regular local bus services are also available on Lanark Road West / A70, which is located to the north of the site.

Currie has a range of local convenience and amenity to include shops, cafes and a petrol station, with a wider provision available at Westside Plaza Shopping Centre, 2.1 miles to the north east of the site.

The site is well located for outdoor sports and activities. Baberton Golf Club is located 0.9 miles to the north east of the site in the neighbouring village of Juniper Green.

Walking/hiking routes are available in the nearby Pentland Hills Region, accessible within 1.2 miles to the south of the site. Harlaw Reservoir is located 2.5 miles

south east of the site, whilst The Water of Leith Walkway, which bounds the site to the south, runs 12 miles between Balerno and Leith and can be accessed at the southern boundary.

Local schooling is also available in the village with Nether Currie Primary School, St Cuthberts RC Primary School, Currie Community High School and St Augustine's RC High School located 0.6 miles, 3.2 miles, 1.3 miles and 4.1 miles respectively. Heriot Watt Edinburgh Campus is located 2.4 miles to the north of the site at Hermiston.

## DESCRIPTION

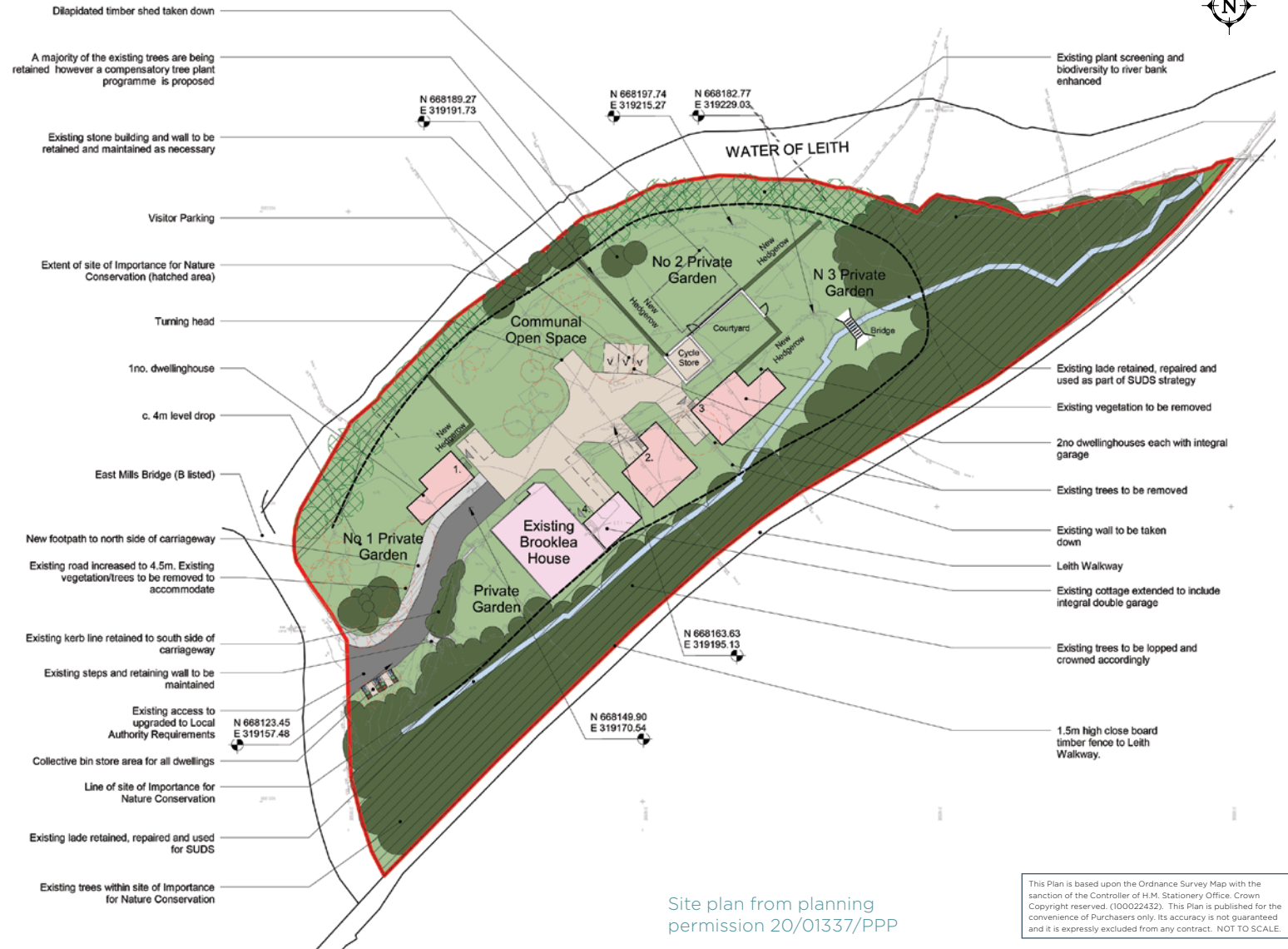
The site for sale comprises vacant ground extending to 1.82 acres (0.74 hectares) located to the south of Lanark Road and east of Blinkbonny Road, where access is taken.

A small watercourse joins to The Water of Leith and runs along the south of the site towards the north east joining the river at the east. The site is level in nature and currently features a house with an existing outbuilding and the ruins of another.

The house is a detached house of approximately 3,251sqft in size which requires significant renovation. It has four bedrooms with a large family room, organised over ground and first floors and with a garden at the front and rear.

To the north and east the site is bound by The Water of Leith and to the south and west by Blinkbonny Road and The Water of Leith Walkway which is located to the immediate south. The area surrounding the site is residential with some housing located to the west and north of the site immediately with forestry and farmland to the south.





Site plan from planning permission 20/01337/PPP

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## PLANNING

In March 2022 the site was granted Planning Permission in Principle for the erection of 3 x 2 ½ storey dwellings and a proposed double garage extension to the existing house on the site. Application details are as follows:

**Planning Reference:** 20/01337/PPP

**Proposal:** Proposed erection of 3 no. 2 1/2 storey dwellings and proposed double garage extension to existing house on site (as amended).

**Status:** Application Granted

**Decision Date:** 14 March 2022

Any enquiries in respect of development on the site should be directed to The City of Edinburgh Council's planning department. They can be contacted via email at: [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## EPC

The property on the site is currently rated as E from the EPC assessment. A copy of this is available upon request.

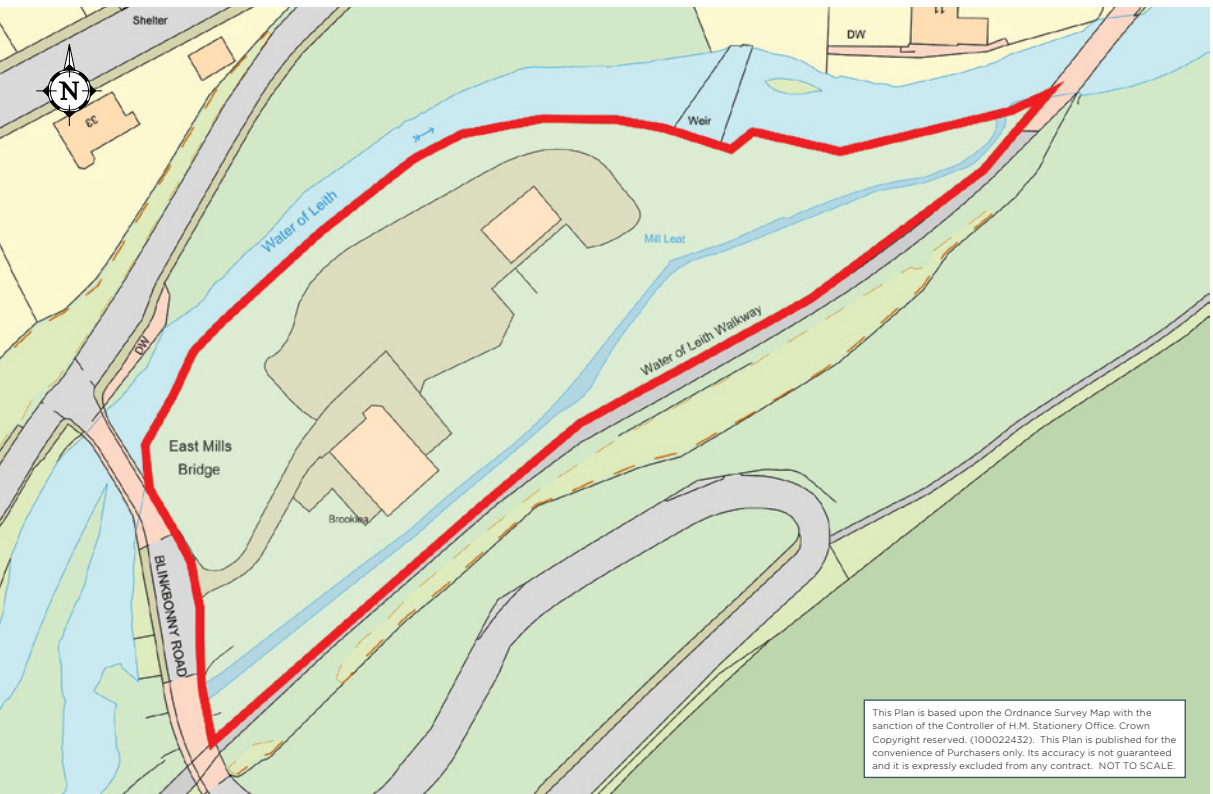
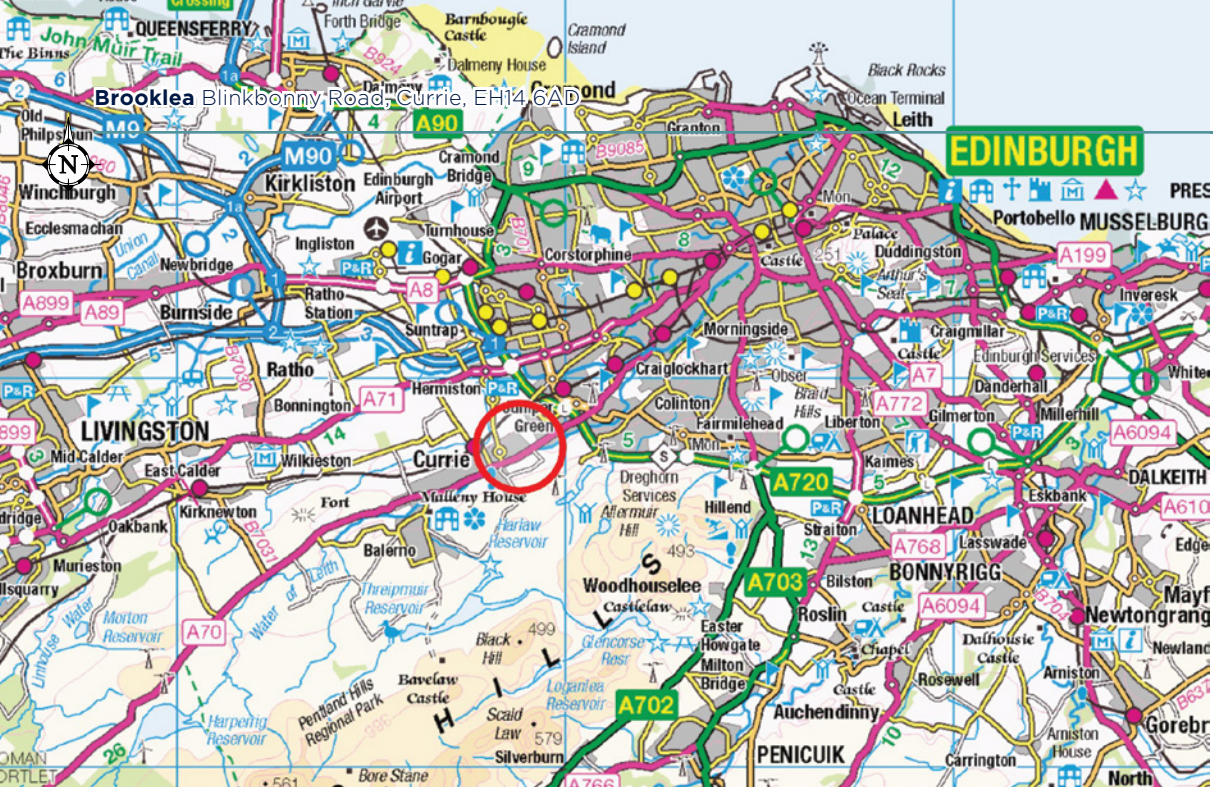
## FURTHER INFORMATION

A suite of technical information is available from the selling agents via a dataroom.

## VIEWINGS

Viewings are to be arranged via Savills only, please contact the selling agents for further information.





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## OFFERS

Our clients are inviting offers for the heritable interest in the subjects as a whole and any offers on the site should be made in a heads of terms format.

Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

## CONTACT

For further information please contact:

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