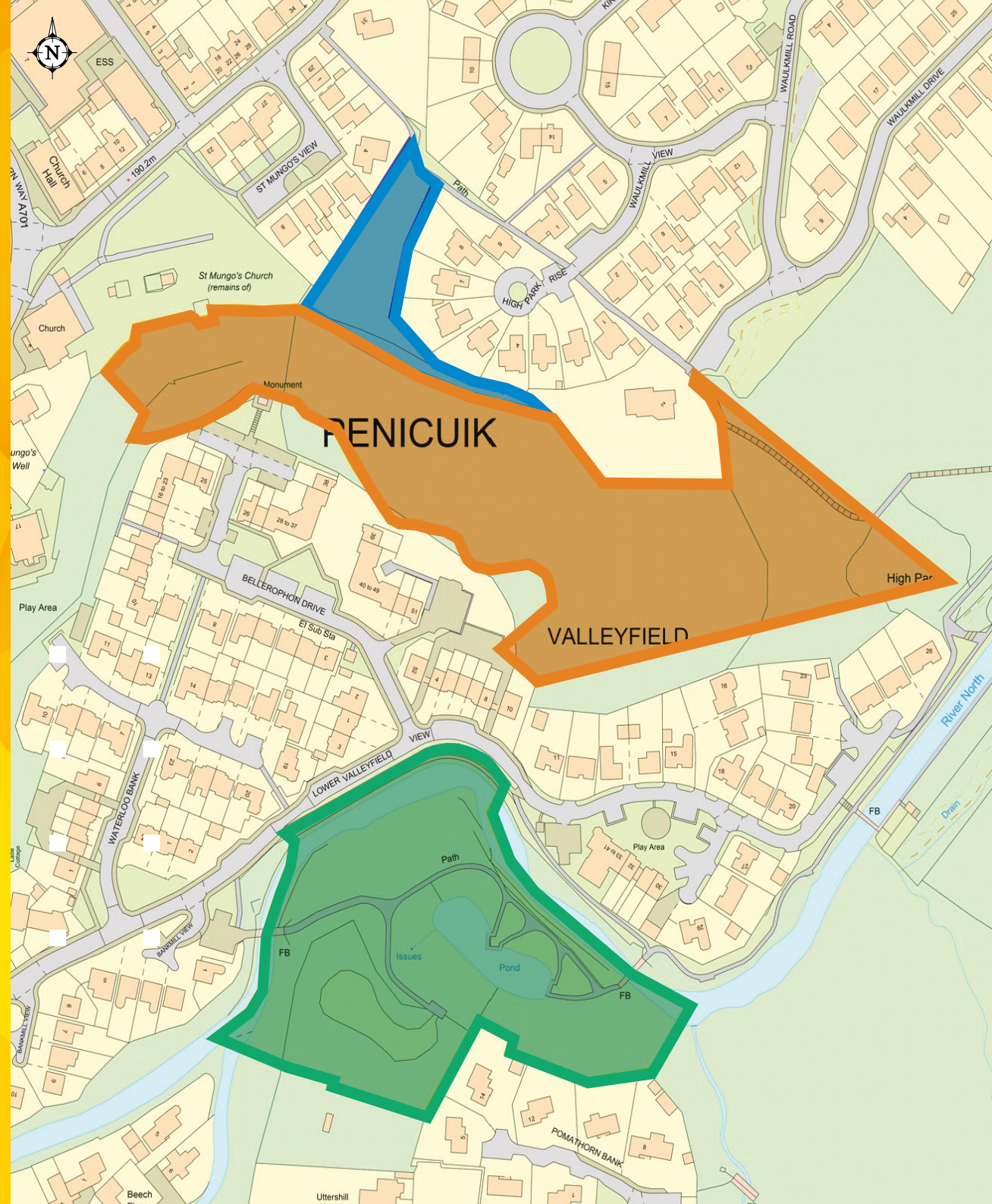


# Land at Valleyfield

Penicuik, Midlothian

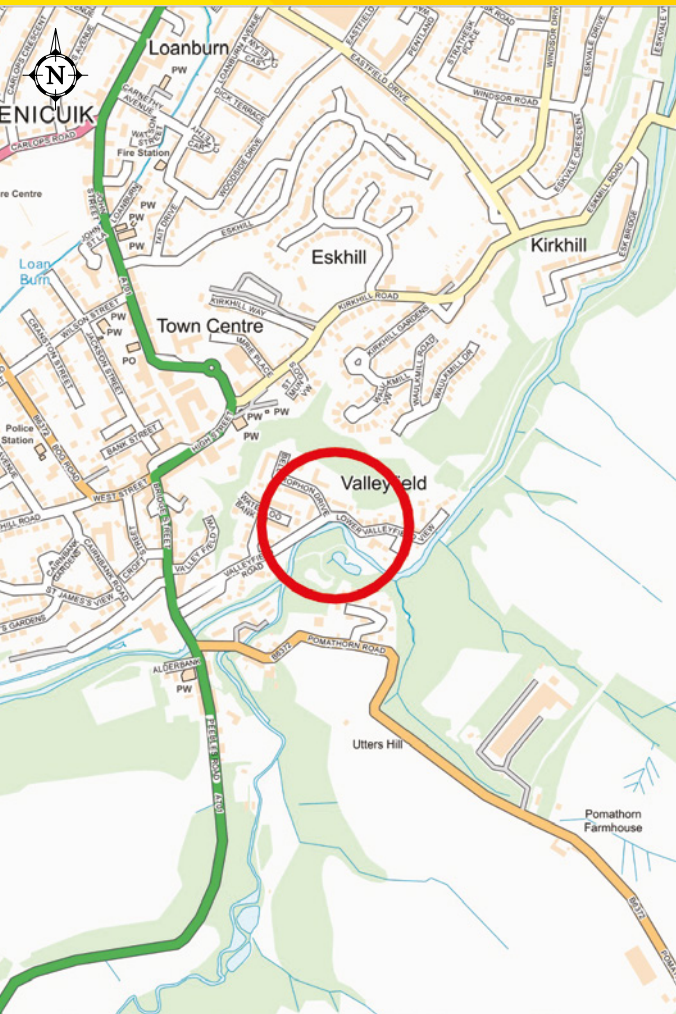
Land for Sale



savills

## SUMMARY

- Woodland/amenity ground available in 3 lots
- Total of around 10.22 acres/4.14 hectares
- Offers invited for individual lots or as a whole



## LOCATION

The land is located to the south-east of Penicuik, Midlothian, a town located around 14 km/9 miles south of Edinburgh city centre. A popular commuter settlement, Penicuik hosts a range of educational, retail, leisure and community amenities. The Pentland Hills, Penicuik Estate and Glencourse Golf Club offer easily accessible outdoor activities. Straiton Retail Park, The City of Edinburgh Bypass, Easter Bush Campus and Roslin Glen Country Park are all within 10 km/6 miles of the land for sale.

## DESCRIPTION

### Lot 1 (Blue)

Approx 0.68 acres/0.27 ha site comprising open ground with some vegetation, positioned between residential properties at St Mungo's View to the west and High Park Rise to the east. The north of the site includes a public footpath between Kirkhill Road and Waulkmill View. The land has potential for amenity/garden use, subject to necessary consents.

Planning position - The land is designated under policy DEV8 - Open Spaces (Within Settlement Area) within the Midlothian Development Plan.

### Lot 2 (Orange)

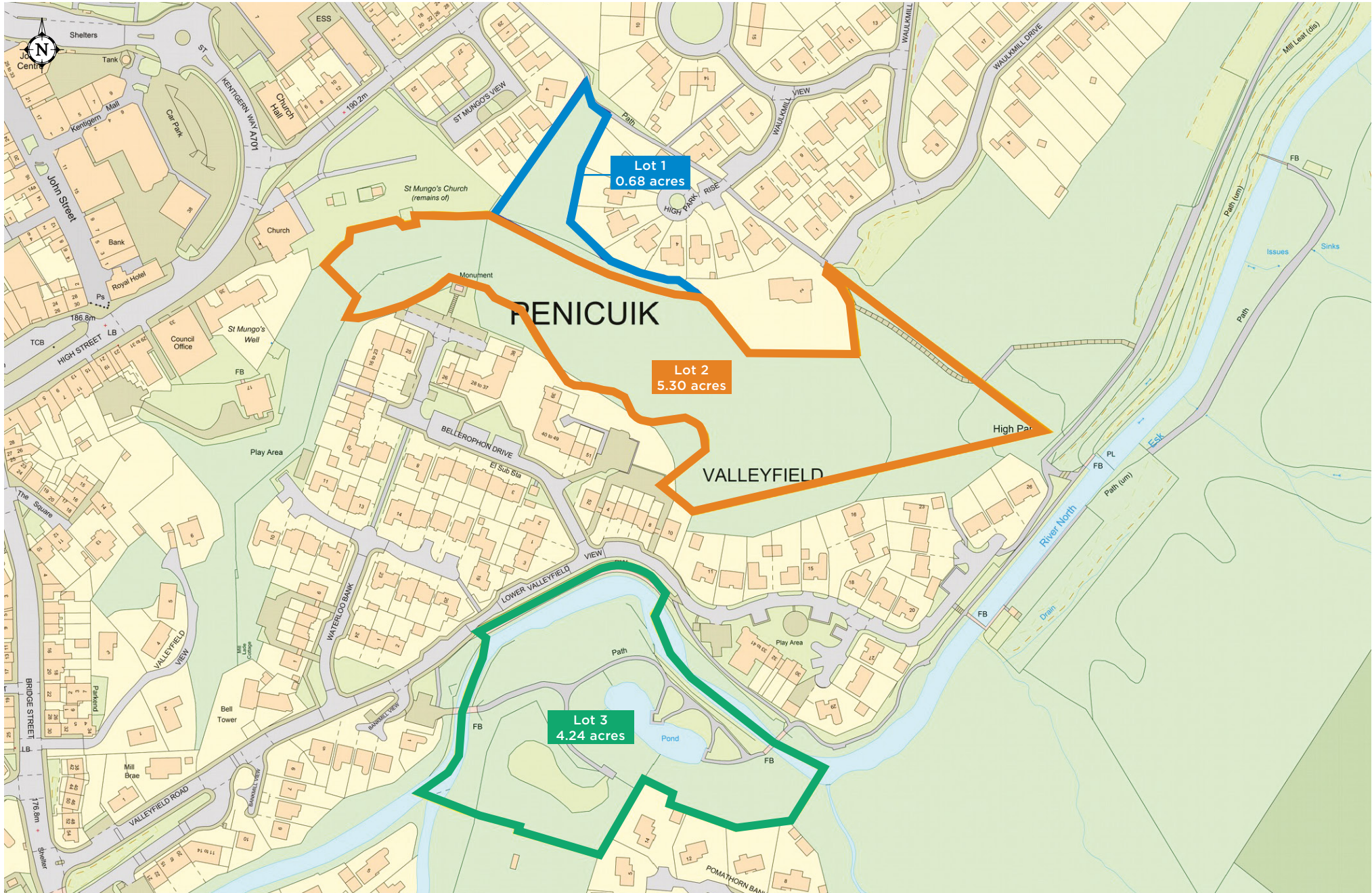
Approx. 5.30 acres/2.15 ha site comprising woodland positioned between residential properties (north/south), Penicuik Trinity Community Church (west) and further woodland (east). The east of the site includes a public footpath between Waulkmill View and the Penicuik to Dalkeith Walkway.

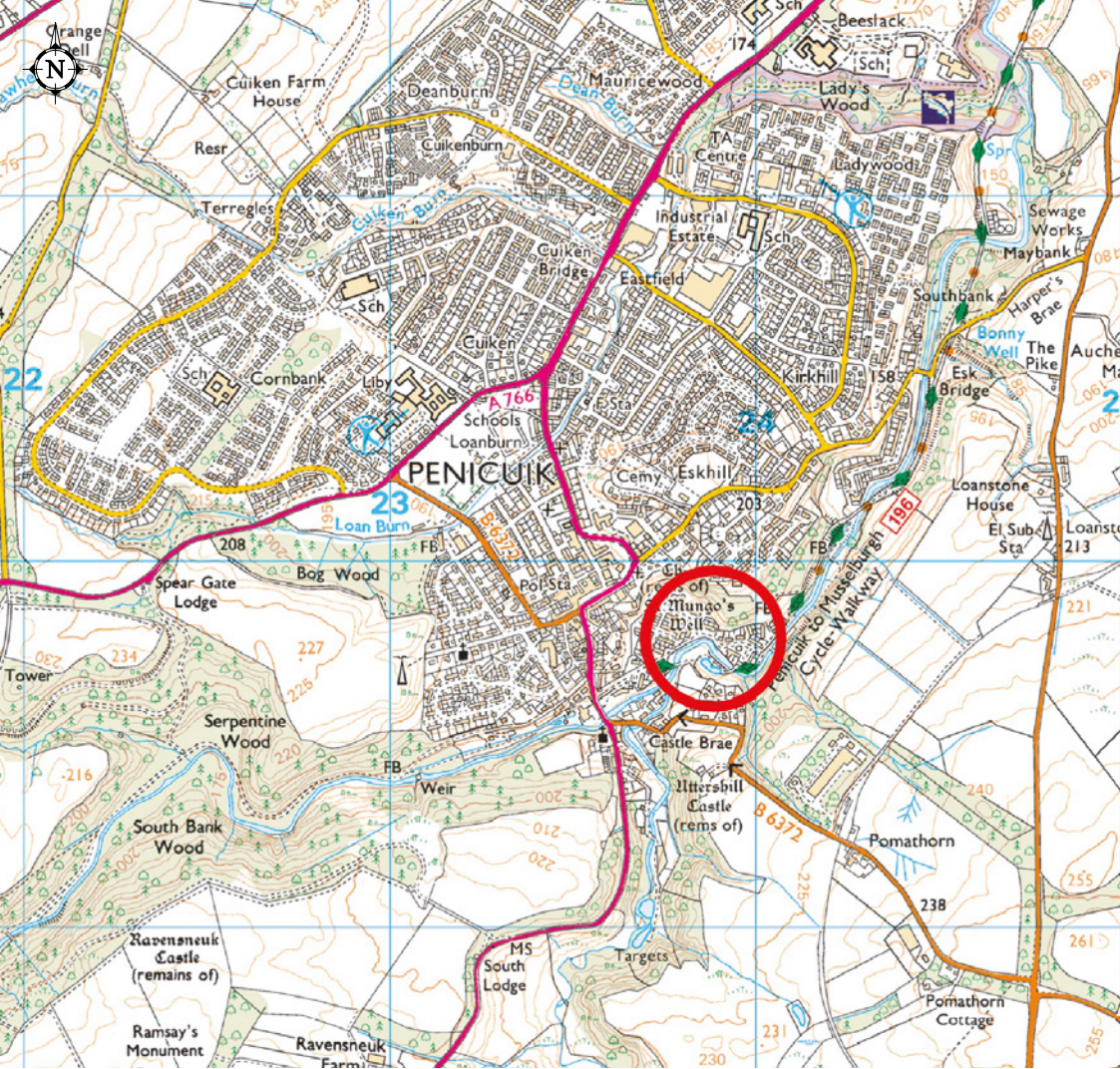
Planning position - The land is designated under policies DEV8 Open Spaces (Within Settlement Area) and ENV8 Protection of River Valleys within the Midlothian Development Plan. The land is within Penicuik Conservation Area, whose Appraisal document notes the land as an "important and extensive band of mixed woodland".

### Lot 3 (Green)

Approx. 4.24 acres/1.72 ha site comprising woodland positioned between residential properties (north, south, west) and further woodland (east). The site includes Valleyfield Pond and part of the River North Esk, which runs along the northern boundary, with its tributary the Black Burn joining within the site to the south-west. A number of footpaths are also located within the site including the Penicuik to Dalkeith Walkway which starts at the bridge over the River North Esk to the west.

Planning position - The land is designated under policies DEV8 Open Spaces (Within Settlement Area) (east part of site); ENV8 Protection of River Valleys; and ENV14 Regionally and Locally Important Nature Conservation Sites within the Midlothian Development Plan. The land is within Penicuik Conservation Area, whose Appraisal document notes the land as a "mature semi-natural woodland" with "an attractive small park and pond."





## METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the land is offered for sale. Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Offers are invited for the 3 lots individually or as a whole.

Overage/clawback provisions will be required by the vendor – please contact the selling agent for details.

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

## CONTACT

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