

## Significant Residential Development Opportunity

### Roslin, Midlothian, EH25 9LS



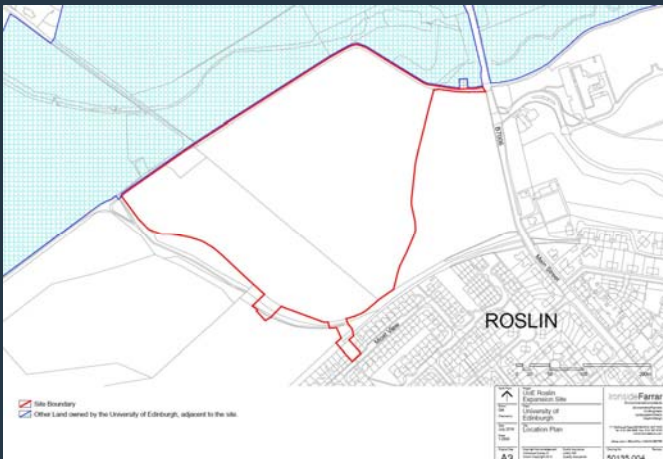
- Major residential development site extending 28.37 acres (11.48 hectares) immediately to the north of Roslin and to the east of the A701.
- Minded to grant decision notice issued for residential development (18/00535/PPP) for approximately 221 units.
- Accessible from the B7003 via the adjacent Chapel Lawns development and from the B7006 via the proposed Barratt Homes development.
- Formally used by the University of Edinburgh as agricultural land . Immediately adjacent to developments proposed or underway by CALA Homes, Taylor Wimpey Homes and Barratt Homes.

## Introduction

Avison Young are pleased to offer this major residential development opportunity on behalf of the University of Edinburgh who have declared the site surplus to requirements. The University team have engaged with Midlothian Council, adjacent land owners and the local community in support of their Planning Application. The site is offered for sale in its entirety with the benefit of a Minded to Grant decision - 2nd April, 2019

## Location

Known as the 'Roslin Expansion Site' (Hs19) within the Local Development Plan the site extends to 28.37 acres (gross). At present, access is via a farm track off the B7006. The site is located to the west of the B7006 and to the north of Roslin. To the west a smaller tranche of land was recently sold by the University of Edinburgh to CALA Homes. Their Chapel Lawns development (79 units) is underway with approximately 30 units completed and sold. To the north of site the University of Edinburgh own further land up to the A701.



## Description

The site has been in an agricultural use for many years. The site generally undulates from south to north and is predominantly grazed. A mature tree-belt forms the northern boundary. An access for emerging vehicles is available to the Moat View development to the south.

Access (vehicular and pedestrian) is readily available from the Chapel Lawns development and the proposed Barratt Homes development to the east (as condition by Midlothian Council.)

## Planning

Midlothian Council's Planning Committee approved the planning application (18/00535/PPP) on 2nd April, 2019. The Application and Minded to Grant Notice together with a Draft Section 75 Agreement are available for inspection on the secure data website noted below. The decision suggests a residential development with mutual access for approximately 221 units of which 25% will require to be affordable.

## Offers

Offers are invited for the entire heritable interest in the site. It is anticipated that a closing date will be set. All interested parties should therefore confirm their interest in writing to the selling agents in order to receive details of the closing date.

## Further Information

All interested parties should log onto [www.avisonyoung.co.uk/roslin](http://www.avisonyoung.co.uk/roslin) to find comprehensive information on all legal, planning and technical matters relating to the site. All parties will require to confirm they have reviewed this information available within their offer.



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