FOR SALE
PRIME RESIDENTIAL DEVELOPMENT SITE

- Residential development site
- Minded to Grant Planning Permission for approx. 86 units (64 private and 22 affordable)
- Approx. 2.7 hectares (6.7 acres)
- Offers Invited

Paradykes Primary School
Mayburn Walk, Loanhead EH20 9HG

www.rettie.co.uk/developments/paradykes
The site, which will be sold with Vacant Possession, is currently occupied by the Paradykes Primary School & Sutherland House Medical Centre. The site is located less than a mile from Straiton Retail Park and approx. 6.5 miles from central Edinburgh. The Paradykes site is a prime residential development site with Minded to Grant Planning Permission for development of approx. 86 residential units (64 private, 22 affordable).

Extending to approximately 2.7 Ha (6.7 acres), the site overlooks the Pentland Hills and is located within an existing quiet residential area.
Location

Edinburgh - is the capital city of Scotland and the political, financial and legal centre. The population of the Edinburgh City region currently stands at 1.6m (2012).

The city offers a good quality of life with culture, heritage, open spaces, three Universities and first class schools. It also has an extensive public transport system including buses and the newly operational tram system which runs from Edinburgh City Centre to Edinburgh Airport. Edinburgh Airport is Scotland’s busiest and UK’s 6th busiest airport serving approx. 11.13m passengers per year. The Airport serves 173 routes to 122 destinations.

Loanhead - is a small town in Midlothian which stands just to the west of the valley of the River North Esk; to the east of the Pentland Hills; and to the south of the Edinburgh City Bypass. Loanhead’s neighbouring towns include Roslin, Bonnyrigg and Dalkeith.

Loanhead continues to grow, largely due to the influence of the continued development of Straiton Retail Park which includes one of only two IKEA stores in Scotland, but also increasingly as a dormitory town for Edinburgh, parts of which are under 20 minutes away.

Access

Road - Main vehicular access to the site is from Mayburn Walk, to the north of the site. A secondary vehicular access to the east is currently reserved for the GP surgery.

Foot - There is pedestrian access from the north onto Mayburn Walk, leading to Pentland Road. A second pedestrian access is provided in the south-west corner of the site to Dalum Drive.

Rail - The closest train station is Eskbank (4 miles away) providing services to Edinburgh and Tweedbank in the Scottish Borders.

Bus - There are a number of bus operators which service Loanhead and the wider Midlothian area, all of which have regular services to Edinburgh City Centre.

Bike - The site is located nearby the traffic-free Loanhead to Roslin Cycleway (also known as the Roslin Chapel Way) which cyclists can join in the car park at Station Road, Loanhead.

Air - Edinburgh International Airport is located approx. 11 miles from Paradykes Primary School (approx. journey time by car of 20-25 minutes).

Site Description

- The site is situated in the town of Loanhead, approx. 6.5 miles from Edinburgh city centre.
- The site extends to approx. 2.7 hectares (6.7 acres). The existing school building, library, health centre and nursery are to be demolished.
- New community facility to be completed in July 2017 for opening in early August 2017. The site for this new facility is located next to the sale site and will include a state of the art replacement Primary school, nursery, early years centre, after school centre, community library, cafe, soft play and leisure centre. A fly-through video of the new centre can be viewed here https://vimeo.com/168643942
- New Primary School due for completion in July 2017.

Site Boundaries

The site fronts Mayburn Walk to the north and east, together with Mayburn Avenue and George Avenue to the east. Dalum Drive, the Kabin Community Centre are to western side of the site.

Specific Site Information

MUGA (Multi Use Games Area) located in the centre of the site is to be retained by the vendor but could be relocated within the site by negotiation.

- Demolition
  - The Vendor will demolish the library and create the new car park shown on the masterplan. This is planned for completion in October 2017.
  - The Purchaser will be responsible for disconnection of all utilities and demolition of all existing building within the sale site (the school, health centre and nursery and associated outbuildings).

- The Kabin and adjoining car park & Community Garden will remain as a community facility (in private ownership).

- Park/playground area near the Community Centre is to be built and retained by the vendor.

- Land occupied by GP Surgery is included in the sale.

Planning

The site benefits from Minded to Grant Planning Permission for approx. 86 residential units (January 2016). The Permission is subject to the provision of affordable housing, children’s play, open space and other developer contributions for education and leisure. The Section 75 agreement is agreed in draft.

Planning Ref. No. 15/00712/PPP

Masterplan includes play park and community garden (to increase green space) although these areas are excluded from the site area.

www.rettie.co.uk/developments/paradykes
**Important Notice**

Rettie & Co and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. The information contained on this website, and in the brochure, do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements, rental information or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rettie & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. Where any reference is made to potential uses such information is given by Rettie & Co in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

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**Planning Officer**

Joyce Learmonth  
(joyce.learmonth@midlothian.gov.uk)

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Tel: 0131 271 3302

The planning officer is willing to meet interested parties by way of pre-planning consultation, prior to submission of bids.

**Section 75**

Indicative Section 75 contributions based on 86-unit scheme:  
- Education - £900,506  
- Leisure - £68,800  
- Children’s Play – 296.05 per child (assumes 2 children per unit)  
- Total - £1,020,227

A copy of the draft Section 75 document can be found on the information site.

**Utilities**

Correspondence which is available from Rettie & Co is for information only and not to be relied upon. Purchasers are advised to make their own assessments.

- Electrical: SP Energy Networks – indicative budget  
- Water: Scottish Water – confirmation of capacity letter  
- Gas: SGN plan and indicative infrastructure quotation

**Accommodation Schedule**

- PPP for approx. 86 units  
- 64 private units  
- 22 Affordable Housing units

The case for MMR should be made and has community support

**Information Site**

A full information pack can be viewed on the dedicated information site:  
www.rettie.co.uk/developments/paradykes

The following documents can be viewed on the website:  
- Section 75 Agreement (indicative)  
- Planning Committee Report (12 January 2016)  
- Mason Evans Site Investigation  
- Asbestos Survey  
- Title report  
- Utilities Information

**VAT**

The Council has not opted to tax and therefore no VAT will be charged on the sale price.

**Offers**

Offers should be expressed Net of Developer Contributions and Affordable Housing and should include design proposals for the site – indicative layout, elevations and materials. A Closing Date Letter will set out the full offer requirement.

Full legal offers from a solicitor are invited for the heritable interest (Scottish equivalent of Freehold) in the site with the benefit of the Planning Permission in Principle. Heads of Terms offers will not be acceptable to Midlothian Council.

Vacant possession will be provided.

It is recommended that interested parties should register their interest with Rettie & Co. to be advised of any closing date.

The vendor is not required to accept the highest or indeed any offer received.

**Costs**

The purchaser will be responsible for the Council’s legal fees incurred in the transaction subject to a cap of £9,000.

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**Contact**

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Particulars Prepared: June 2016

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