FOR SALE

Cleared Site: 0.199ha with Development Potential

0.199 hectares at 6 - 8 Eskmill Road, Penicuik, Midlothian EH26 8PA
Closing Date: 28 May 2019
ESK MILL ROAD SITE

LOCATION
The subjects are situated within the town of Penicuik, close to the A701. The subjects are approximately 10 miles south of Edinburgh City Centre and 10 miles south west of Dalkeith. have easy access to the City Bypass (A720).

DESCRIPTION
The site extends to 0.199 hectares (0.49 acres). The former lock-ups have recently been demolished and the site cleared. The site is therefore fully serviced and ready for residential development.

PLANNING
The site is considered to be suitable for residential development consisting of up to 4 detached or terraced houses. A Design Brief, prepared by the Council’s Planning Unit for the development of the site, is attached. The units may be of high quality, contemporary or traditional design.

SERVICES
The site is served with mains electricity and drainage. No warranty is given to their fitness and prospective purchasers should satisfy themselves as to their availability and suitability.

VIEWING
The site can be viewed at any time without appointment.

OFFERS
1. Offers should clearly state the property to which the offer relates.
2. All offers must be sealed within an ‘Offer Envelope’, available from Midlothian Council, tel: 0131 271 3483. Any additional material for submission or presentation must be suitably sealed, labelled and attached to the offer envelope.
3. Only a solicitor’s offer will be considered by the Council.
4. The offers submitted should include indicative design proposals and a site layout plan to a scale of 1:500.
5. Offers conditional on gaining planning permission and other consents will be considered, but preference will be given to unconditional offers, other factors, such as price, being equal.
6. If completion of the sale is not achieved within three months, then, unless the delay in completion is attributable to the Council, the Council shall be entitled, on giving written notice, to rescile from any agreement without penalty being payable.
7. The purchaser shall become liable for any statutory notices issued after the conclusion of missives.
8. Offers are invited on the basis that full vacant possession is available to the property immediately on conclusion of legal formalities.

9. The purchaser will be responsible for the Council’s surveying and legal fees incurred in the sale.
10. The purchase price stated in any offer should be exclusive of VAT, as the Council is not charging VAT on this transaction.

DEVELOPER CONTRIBUTIONS
Developer Contributions of approximately £20,000 per unit will be sought, with exemptions for the first 2 units. For further information on these, please contact the Council’s Developer Contributions Officer.

GUIDE PRICE
Offers over £350,000 are invited for the site. The offers should be net of Developer Contributions.

CLOSING DATE
• The closing date for offers is Tuesday 28 May 2019 at 12 Noon prompt. A report on the offers received may be submitted to the Council’s Cabinet for approval. Offerers are therefore requested not to limit the date for acceptance of their offer for at least 4 weeks from the closing date.

• Written notes of interest should be sent to:
Property Assets
Property & Facilities Management
Midlothian Council
Midlothian House
Buccleuch Street
Dalkeith
Midlothian
EH22 1DJ

Tel: 0131 271 3483

Important Notice
These particulars do not form any part of any contract and none of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.
Location and Site Plans of Land at Eskmill Road, Penicuik

Location plan.

Site plan. Please note that this is merely indicative and an accurate plan is shown later in these particulars.
ENQUIRIES

Economic Development
Economic Development
Education, Communities & Economy
Fairfield House
8 Lothian Road
Dalkeith
EH22 1AG

Jane Crawford
Tel: 0131 271 3427

Planning and Building Standards
Planning Unit
Education, Communities & Economy
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Planning:
Duty Planning Officer
Tel: 0131 271 3302

Building Standards:
John Delamar
Tel: 0131 271 3322

Developer Contributions
Economic Development
Education, Communities & Economy
Fairfield House
8 Lothian Road
Dalkeith
EH22 1AG

Matthew Atkins
Tel: 0131 271 3027

Sales and Marketing
Property Assets
Property & Facilities Management
Resources
Midlothian House
40-46 Buccleuch Street
Dalkeith
EH22 1DJ

Alix Sinclair
Tel: 0131 271 3483

Highways & Parking
Transportation Policy Resources
Midlothian House
40-46 Buccleuch Street
Dalkeith
EH22 1DJ

Jim Gilfillan
Tel: 0131 271 3512

MIDLOTHIAN COUNCIL
RESOURCES DIRECTORATE
The purpose of this Design Brief is to indicate the scope for development and the main planning and design principles for development of the site. The brief should be considered in terms of the adopted Midlothian Local Plan policies, including but not limited to RP20 (Development within the built up area), DP2 (Development Guidelines), and HOUS3 (Windfall housing sites).

Introduction
The site is located within a predominantly residential area of Penicuik. There is open space and landscaping to the south east and north. Under the adopted Midlothian Local Plan, the site is subject to policy RP20 (Development within the built up area). In this context and given the site’s location amongst residential properties, the redevelopment of the site for housing would be an appropriate use of the land.

The Site
The site extends to 0.199 hectares and is located on a hill, sloping down to the east and north with views across the North Esk valley to the countryside beyond. The area to the south of the site is on higher ground than the north. Commercial garages and workshops were previously on the site but these have been demolished and the site cleared. There is a retaining wall and wall and hedging along the south of the site with trees to the west and open space beyond. To the north, the site is bound by a brick wall, and to the east, along Eskmill Road, there is a stone wall. The gables of two buildings form part of the remainder of the boundary. There are a number of trees within the site. The site is well located for local facilities and public transport.

The surrounding area is residential in character and is made up by a variety of house types and designs, mainly single and two storey houses. The house on the adjoining land at 10 Eskmill Road is single storey. The houses to the north west, separated from the site by open space, are two storey semi-detached and terraced properties. The houses to the south west, again separated by open space, are single storey detached dwellings. There is a recently developed site to the south east comprising two storey terraced and detached houses as well as flatted residences. There is a variety of finishing materials used in the surrounding area, including rendered and natural stone walls, slate and concrete tiled roofs.
Development Requirements

There is a variety of building designs and forms in the surrounding area, resulting in no defining character that any future development should follow. However, given the location of the site, on the edge of the built up area, and the limited height of surrounding buildings, it would not be appropriate for any development of the site to exceed two storeys in height. Developments proposing larger buildings will require a strong justification.

A combination of houses and flats could be accommodated on the site. However, careful consideration regarding the layout and impact on the surrounding area is required. The quality of architecture, materials and communal spaces should be of a high standard. The potential development could take a traditional form of a high quality contemporary design.

It is necessary to limit the number of vehicle access points into the site. One option could involve a single access into a shared parking courtyard. Alternatively, if individual driveways are proposed, these must be provided with internal turning areas to the front of the houses. The existing stone boundary wall along Eskmill Road should be retained if possible, as it contributes to the appearance of the street scene and provides good boundary definition. A 2-metre wide public footway should be provided along the site frontage with Eskmill Road, linking to the existing pedestrian crossing to the south. In the interests of visual amenity, this footpath could be located behind the existing stone boundary wall. Access from the site will be expected to be designed in accordance with the Midlothian standards and achieve adequate visibility. Parking should be provided at a ration of 150% for private housing and 100% for Council or Housing Association properties.

The site could potentially accommodate no more than four detached or terraced houses (depending on the floor areas), no higher than 2 storeys. Alternatively, flats could be accommodated within the site, carefully designed to be no more than two storeys. A linear row of properties fronting onto Eskmill Road will likely be the most successful design solution and will also maximize on solar gain and the open views across the valley.

Developer contributions will be require for the development including towards education and play facilities. Due to the former use of the site as a commercial garage, a site contamination survey and mitigation measures should be taken into consideration. It may also be necessary to prepare ecological and archaeological reports to accompany the planning application.

The Council's DP2 Development Guidelines must be adhered to in respect of privacy distances, provision of private useable garden spaces and general design criteria. A high quality of landscaping will be required. As there is amenity green space to the west of the site, the provision of open spaces as part of the development may not be necessary.

There are a number of trees and hedges within the site and along some boundaries. The trees are of limited quality and value in the surrounding area and could be removed. The existing privet hedge along the south western boundary provides a strong boundary treatment and should be retained. Any proposed development should include a scheme of replacement planting to mitigate for the loss of the existing trees. There may be scope to accommodate tree planting along the site frontage.