

FORDEL JUNCTION



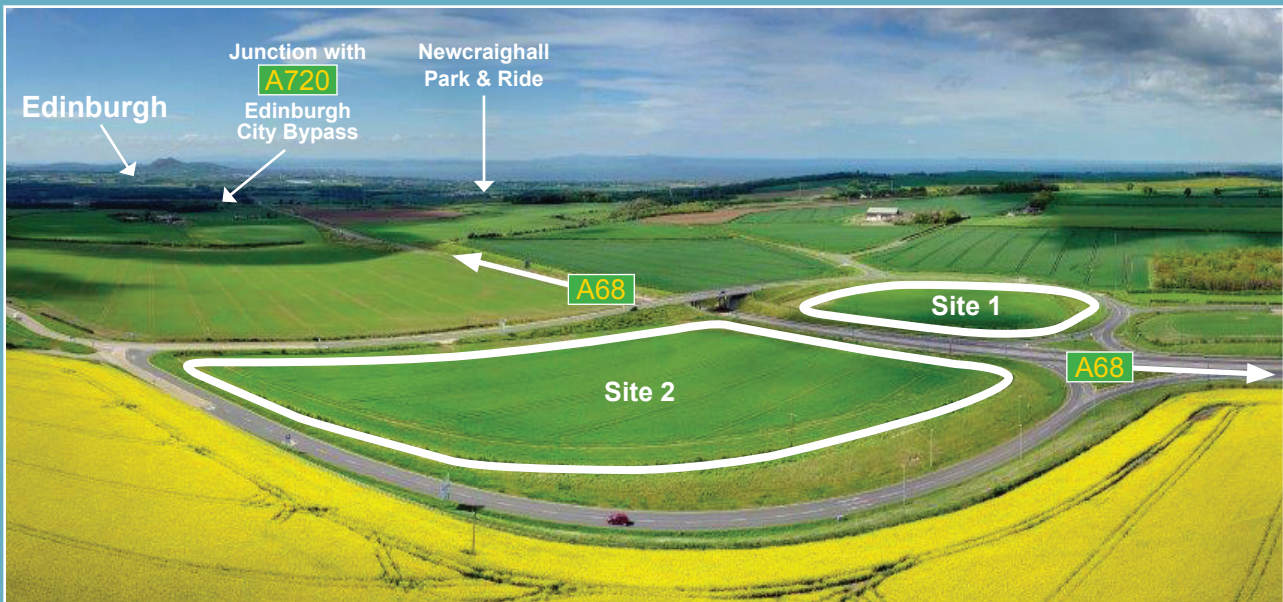
DEVELOPMENT OPPORTUNITY

A68 Fordel, Midlothian

For Sale in Two Lots or as a Whole

Site 1 - 1.38 Hectares (3.44 Acres)

Site 2 - 2.76 Hectares (6.82 Acres)



On main arterial route linking Newcastle, Scottish Borders and Edinburgh.

Available for Petrol Filling Station, Hotel, Destination Retail, Leisure, Cafe, Restaurant use.

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Location/Description

The two sites sit either side of the busy A68 on a purpose built 'cloverleaf' interchange near Fordel village. Nearby towns include: Edinburgh (10 miles); Dalkeith (3 miles); Musselburgh (5 miles) and Haddington (15 miles). The Edinburgh City Bypass (A720) is only 2 miles away and offers fast and easy access to Edinburgh, the A1, and into the motorway network.

Planning

Planning permission for the North Site is currently being concluded following a 'minded to grant' appeal decision by Scottish Ministers.

The Council may be willing to accept alterations to the proposals set out in the approved and pending planning documents. However, interested parties should satisfy themselves of the scope for adapting the proposals for the sites with the local planning authority.

The undernoted information has been provide verbally from Midlothian Council and from their planning portal website.

Site 1:

Land To North West of Fordel Junction A68.

Planning Consent: Current application to extend permission (17/00385/S42)

Planning Reference: Application ref. 10/00340/PPP Proposed Uses: Petrol Filling Station, retail, restaurant, café.

Site 2:

Land To South West of Fordel Junction A68.

Planning Consent: Planning permission for the North Site is currently being concluded following a 'minded to grant' appeal decision by Scottish Ministers.

Planning Reference: Original application ref. 10/00339/PPP Proposed Uses: Hotel, retail, leisure.



Offer

The plots are available on a 99 year leasehold basis – individually or combined. End users or developer enquiries should be directed to the joint agents.

Contact

Roger Telford - r.telford@chalmers-surveyors.com - 01620 824000 or 07917 558449
Francis Ogilvy - f.ogilvy@chalmers-surveyors.com - 01620 829925
Peter Nicholas - peter.nicholas@rapleys.com - 03707 776292

IMPORTANT NOTICE

Those wishing to be kept informed of a closing date should advise the selling agents. The statements, measurements and diagrams contained in these particulars are offered for guidance only and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to their correctness. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working condition or fit the purpose. A prospective purchaser is advised to obtain verification from a solicitor or surveyor. **January 2019**

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