

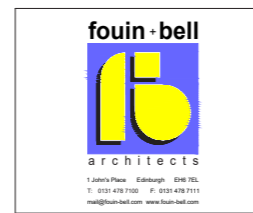
with manufacturer's instructions. Codes of Practice and British Standards. All dimensions to be verified by the Contractor on site.

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REVISION / DESCRIPTION / DATE	BY
A Access Roads and retained land colour fill added	28.11.18
B Access Roads colour area fill amended	02.11.18
C Minor tidy up	08.11.18

**LEGEND**

- PUBLIC PATH
- BOUNDARY
- LANDSCAPE BUFFER
- PLOT ONE
- PLOT TWO
- PLOT THREE
- PLAY AREA
- SUDS AREA
- PUBLIC AMENITY AREA
- ACCESS ROADS
- RETAINED LAND



**CRIEF FORDEL LTD.**

PROJECT  
DEVELOPMENT SITE  
FORDEL VILLAGE

SCALE	1:500@A1	1:1000@A3	DATE	07.09.2018
BY	RB	DWB	TITLE PLAN	

DEED OF CONDITION PLAN

17-215	DPA-01	C
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**NOTES**

**GENERAL:**

1. All work to be carried out in accordance with the Building Regulations and the relevant Approved Documents.

2. All work to be carried out in accordance with the relevant British Standards and Codes of Practice.

3. All work to be carried out in accordance with the relevant manufacturer's instructions.

4. All work to be carried out in accordance with the relevant local authority requirements.

5. All work to be carried out in accordance with the relevant planning permission.

6. All work to be carried out in accordance with the relevant fire safety requirements.

7. All work to be carried out in accordance with the relevant accessibility requirements.

8. All work to be carried out in accordance with the relevant environmental requirements.

9. All work to be carried out in accordance with the relevant health and safety requirements.

10. All work to be carried out in accordance with the relevant noise requirements.

11. All work to be carried out in accordance with the relevant energy requirements.

12. All work to be carried out in accordance with the relevant water requirements.

13. All work to be carried out in accordance with the relevant drainage requirements.

14. All work to be carried out in accordance with the relevant ventilation requirements.

15. All work to be carried out in accordance with the relevant lighting requirements.

16. All work to be carried out in accordance with the relevant sound requirements.

17. All work to be carried out in accordance with the relevant security requirements.

18. All work to be carried out in accordance with the relevant fire alarm requirements.

19. All work to be carried out in accordance with the relevant fire detection requirements.

20. All work to be carried out in accordance with the relevant fire escape requirements.

21. All work to be carried out in accordance with the relevant fire extinguisher requirements.

22. All work to be carried out in accordance with the relevant fire risk assessment requirements.

23. All work to be carried out in accordance with the relevant fire safety training requirements.

24. All work to be carried out in accordance with the relevant fire safety drills requirements.

25. All work to be carried out in accordance with the relevant fire safety signage requirements.

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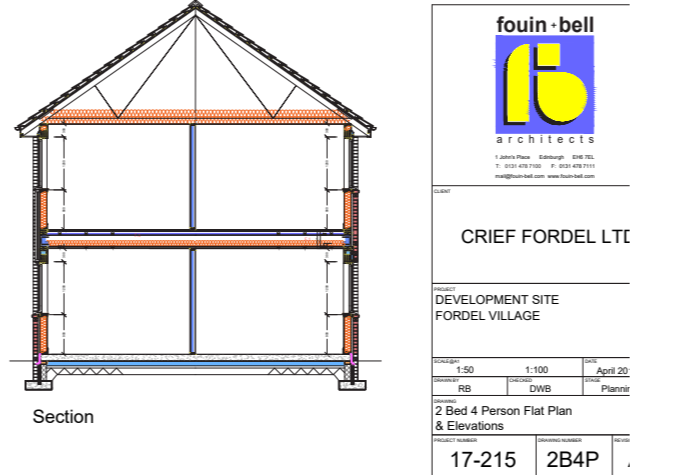
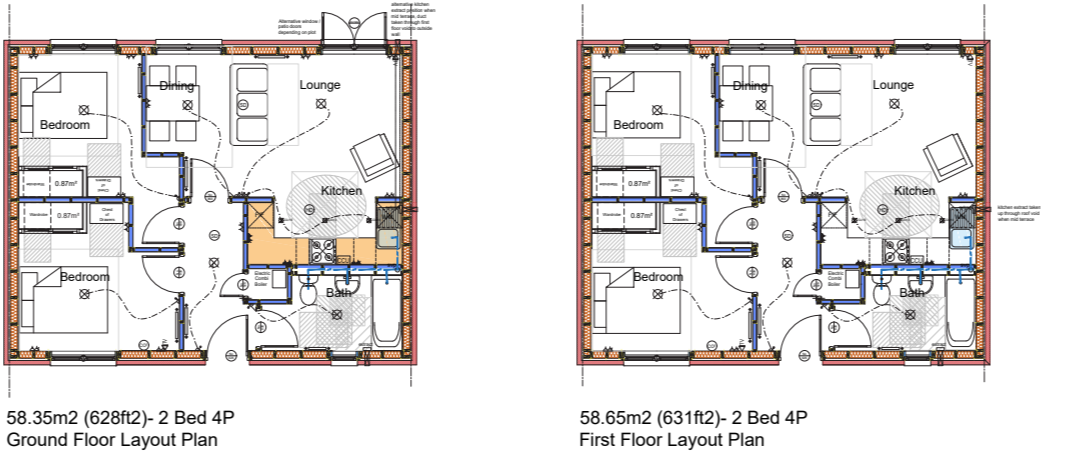
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**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.



# DEVELOPMENT SITE FOR SALE

PLOT 2, FORDEL VILLAGE, DALKEITH, MIDLOTHIAN, EH22 2PH

- Development opportunity with planning permission in place for 20 x 2 bed colony style apartments
- Located adjacent to the busy town of Dalkeith
- Site area approximately 0.28 Ha (0.70 Acre)
- Offers invited



SITE PLAN 1:500 @ A1 (1:1000 @ A3)



**LOCATION:**

Dalkeith is located approximately 7 miles to the south east of Edinburgh City Centre and lies within the Midlothian Council boundary. The town benefits from having excellent transport links, with Eskbank Railway Station located just over a mile to the south, the City of Edinburgh Bypass approximately 1 mile to the north west and numerous bus services providing links to both the Borders and the wider Lothian area running nearby.

The town has expanded considerably in recent years through the development of several high quality residential schemes and these are supported by excellent local schooling in addition to campuses for both Edinburgh College and Newbattle Abbey College nearby. Dalkeith has excellent local amenities including restaurants, pubs and retail outlets plus several major supermarkets in close proximity. Recreational facilities in the form of Newbattle Golf Club, Dalkeith Country Park and the impressive Dalkeith Community Leisure Centre are also in the vicinity.

The site is located adjacent to the Fordel Services on the A6106 Lauder Road, one of the principal roads into Dalkeith which lies approximately ½ mile to the west. The A68 is situated to the east of the subjects providing excellent connectivity to the borders and beyond.

**DESCRIPTION:**

The subjects comprise a residential development site extending to approximately 0.28 Ha (0.7 acre) marked as plot 2 and outlined in green on the plan below. The site has planning permission for the development of 20 x 2 bedroom colony style apartments.

Plot 2 lies to the eastern edge of the site and is bounded by a tree line to the east and hedge rows to the north and south boundaries. The west most boundary of the site is not delineated at present.

Plot 2 forms part of a wider residential development scheme. Plot one is owned by LAR Housing Association and Plot 3 by R.H. Miller (Group) Ltd.

**PLANNING:**

The planning application reference relating to the site is 19/00691/MSC and permission has been granted for the erection of 20 flatted dwellings, formation of access and car parking (Approval of matters specified in conditions 3, 4 (i, iv and viii) and 5 (i, ii, iii, vii and viii) of planning permission 13/00780/PPP).

**TECHNICAL INFORMATION:**

Further information including further site plans and copies of site investigation/environmental reports are available to interested parties on request to the agent.

**PRICE:**

Offers invited for the benefit of our client's heritable interest in the subjects.

**DATE OF ENTRY**

Upon completion of formal legal missives.

**VIEWING:**

Strictly by arrangement with the sole selling agents

**VAT:**

All prices are quoted exclusive of VAT.

**LEGAL EXPENSES:**

Each party will be responsible for the payment of their own legal costs involved in any transaction.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling agents:

DM Hall LLP  
17 Corstorphine Road  
Edinburgh  
EH12 6DD  
Tel: 0131 624 6130  
Fax: 0131 477 6016

EMAIL: [ian.davidson@dmhall.co.uk](mailto:ian.davidson@dmhall.co.uk)  
[oliver.lawson@dmhall.co.uk](mailto:oliver.lawson@dmhall.co.uk)

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA#

Date of publication: June 2023

