

Boundaries shown are indicative only



The Site
(2.30 acres)

Straiton Retail Park



Straiton Road, Straiton, Midlothian
2.3 acre development site

All Enquiries -
To Let / For Sale

CANNING VALE
PROPERTY
0141 266 0240

SMART & CO.
surveyors & property consultants

1.1
million
Catchment



Situated directly
on the A720
City of Edinburgh
Bypass

Situation

Straiton / Loanhead (pop 6,900) is a town located to the south of Edinburgh, directly off the A720 city-bypass (junction 5).

Located on the western side of the A701 Straiton Road, the site is situated directly behind Straiton Caravan Park only 620m from the A720 City Bypass.

Prominently located opposite the sites entrance is Straiton Retail Park - occupiers include M&S Simply Food, Pets at Home, Nandos, Sofology, Sports Direct, Starbucks and Costa,

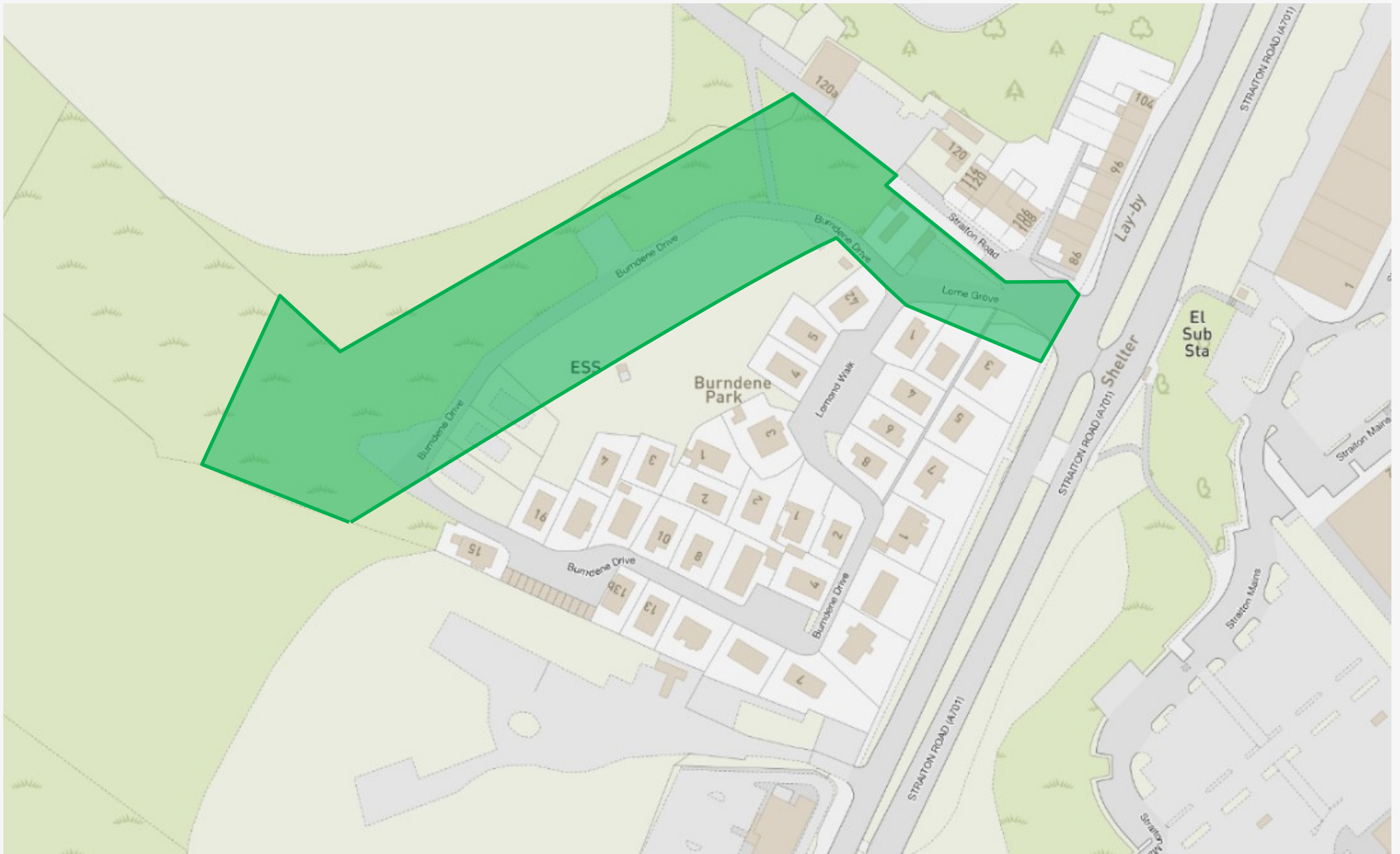
To the north of the site is Straiton Park & Ride and to the south are Burger King and KFC drive-thru restaurants.

Description

The site is a broadly level area of approx. 2.3 acres (0.93 Ha) comprising scrubland which historically formed part of the adjacent caravan park and accommodated static caravans.

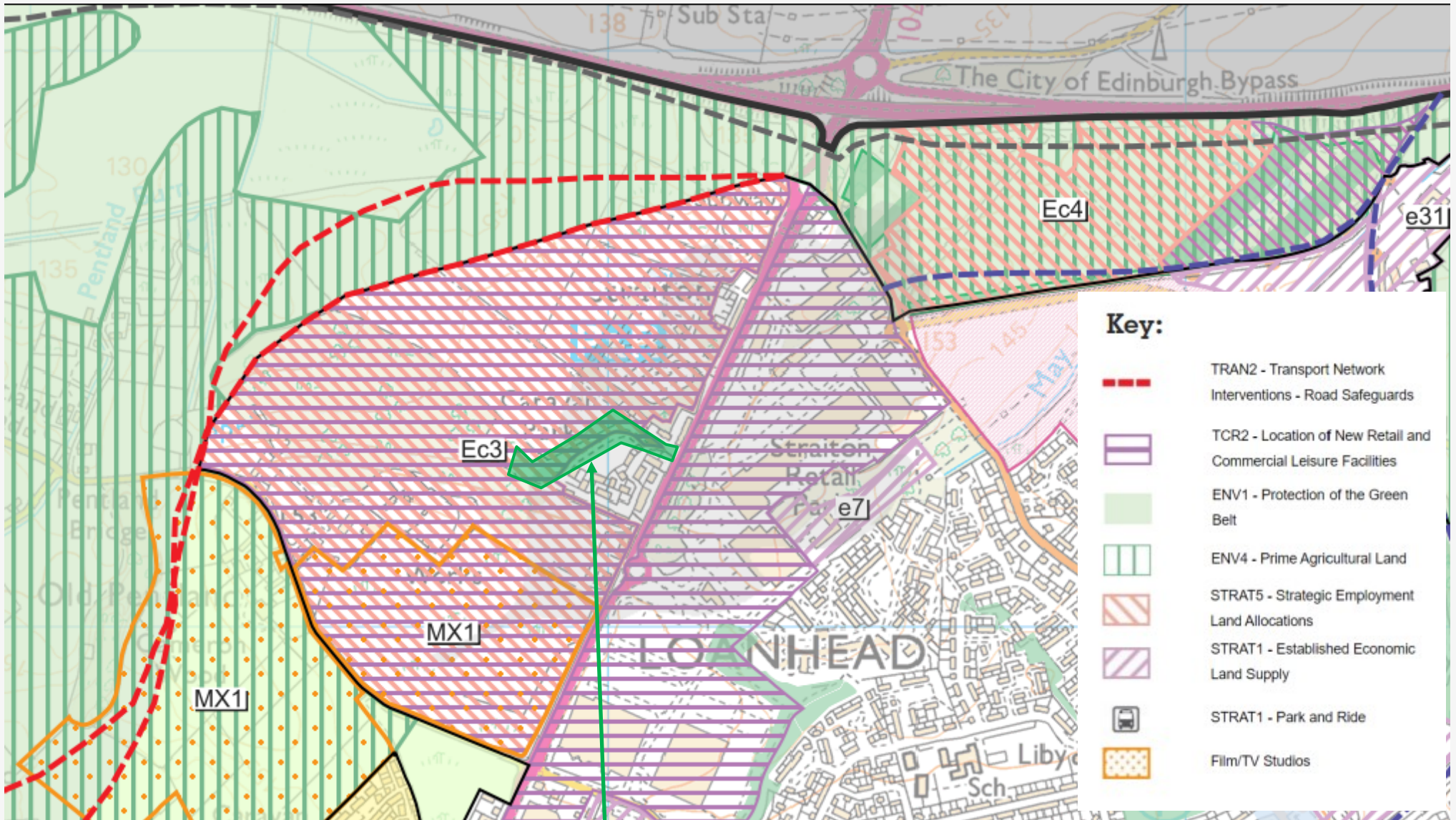
Road access to the site from the A701 is via private roadways owned by our client and, as such, rights of access to the site will be afforded as part of any deal.





Boundaries shown for illustration only

PLANNING



Key:

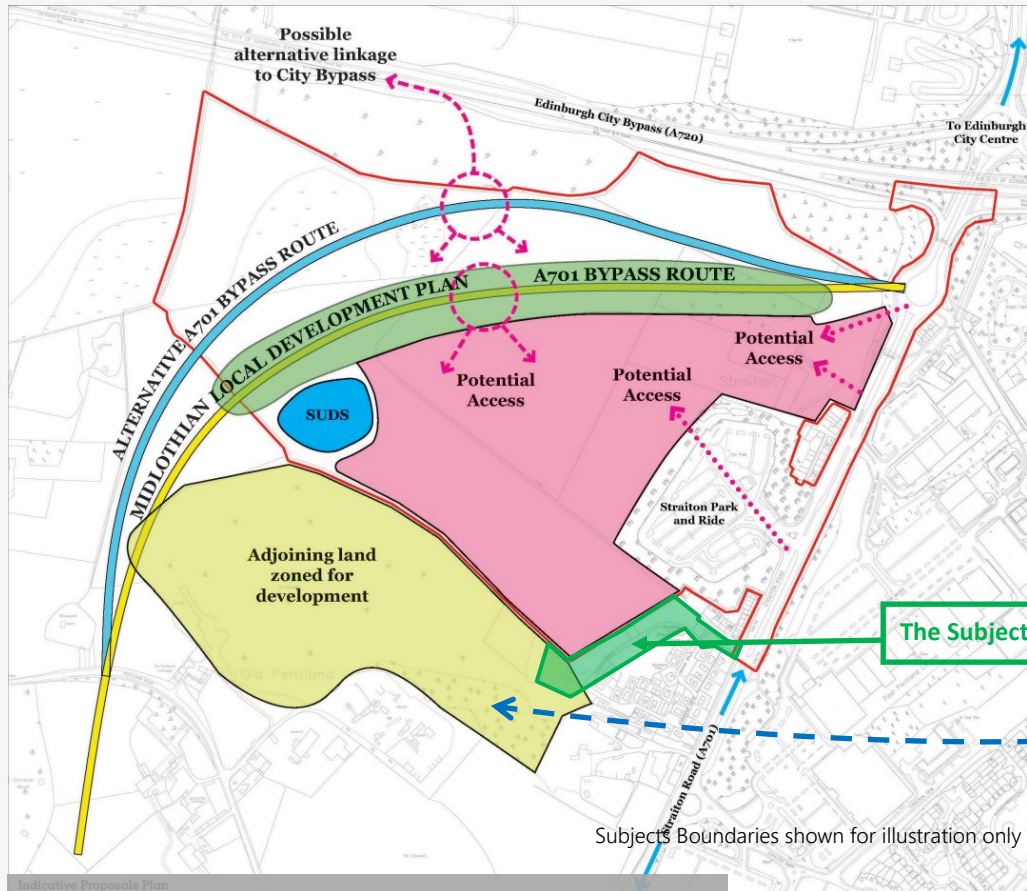
- TRAN2 - Transport Network Interventions - Road Safeguards
- TCR2 - Location of New Retail and Commercial Leisure Facilities
- ENV1 - Protection of the Green Belt
- ENV4 - Prime Agricultural Land
- STRAT5 - Strategic Employment Land Allocations
- STRAT1 - Established Economic Land Supply
- STRAT1 - Park and Ride
- Film/TV Studios

Extract from Midlothian Local Development Plan (2017)

The Subjects

Boundaries shown for illustration only

PROPOSED NEIGHBORING DEVELOPMENTS



Indicative Proposals Plan
Extract from Straiton West Public Consultation Document



Subjects Boundaries shown for illustration only
Extract from Lothianleisure.com promotional website

STRAITON WEST (by Straiton Park Ltd)

This proposes a mixed development of a 105 acre site to the west of Straiton Road and wrapping around the north-west and south-west boundaries of the Site.

The proposals are not yet fixed but suggested uses include a mix of:

Commercial development; Hotel, Retail and Residential.

Although not shown on the extract plan here, there may be scope for a new access to this development site to be routed through the Subjects.

EDINBURGH INTERNATIONAL ARENA (by Lothian Leisure Development Ltd)

This proposes a mixed development on a 30 acre site to the west of Straiton Road and wrapping around the south-western end of the Site.

The proposals include:

An indoor arena, retail, hotel and leisure facilities..

This proposal is a joint collaboration between Lothian Leisure Development Ltd & Midlothian Council.

Planning

Interested parties wishing to discuss their intentions should do so with the Development Management Department at Midlothian Council on 0131 270 7500

Services

Mains drainage, water and electricity are available in the locality.

Interested parties should satisfy themselves regarding their requirements.

Offers

All offers will be considered on their merits, although our client is not obliged to accept the highest or indeed any offer.

Legal Costs

Each party will be responsible for their own legal costs with the tenant / purchaser being responsible for LBTT and registration dues.

Enquiries

For more information, contact the Selling Agents:

Doug Smart

07850 517 323

doug@smartandco.co.uk

Peter Hutton

0141 266 0240

peter@canningvaleproperty.co.uk

01738 318 100 | smartandco.co.uk

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

CANNING VALE
PROPERTY

0141 266 0240

SMART & CO.

surveyors & property consultants