

ONLINE AUCTION

- > AUCTION DATE: 17TH OCTOBER 2024
AT 2:30PM
- > [CLICK HERE FOR LOCATION](#)
- > TOTAL SITE AREA: APPROX. 0.43 HECTARES
(1.06 ACRES)
- > GUIDE PRICE: £5,000 PLUS VAT

FOR SALE

LAND EAST OF NEWCRAIGHALL ROAD, EDINBURGH, EH21 8QT

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ON BEHALF OF:
SHEPHERD Railway Paths

LOCATION

The subjects are situated in the residential area of Newcraighall, a south eastern suburb of Edinburgh. The suburbs prosperity was based on the Midlothian coalfields and was originally a mining village.

Newcraighall is well connected to Edinburgh & benefits from the nearby Park & Ride providing access to Edinburgh City Centre and other surround areas nearby.

DESCRIPTION

The total site area extends to approximately 0.43 hectares (1.06 acres). Please refer to the legal pack for further information.

The subjects comprise asite that runs to the north of Newcraighall Road and east to the A1. Entry to the site is gained from the nearby access road, and the configuration of the site would lend itself towards a variety of uses subject to planning. The site is covered in a mixture of vegetation and woodland.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

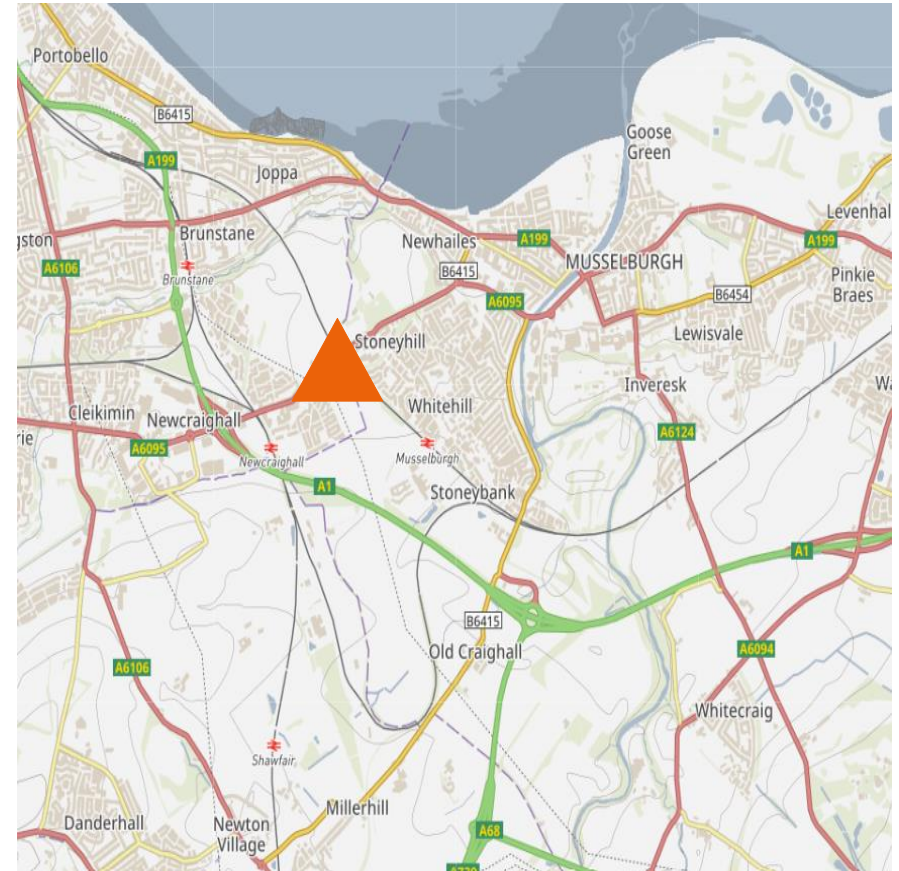
PLANNING

The land is located within East Lothian City Council area. It is the responsibility of any potential purchaser to ensure they are satisfied in this regard. Further details can be accessed on the East Lothian Council website at https://www.eastlothian.gov.uk/info/210547/planning_and_building_standards/12214/search_for_planning_applications

RATEABLE VALUE

It appears that the subjects are not entered within the current Valuation Roll. Prospective purchasers are advised to make their own enquiries.

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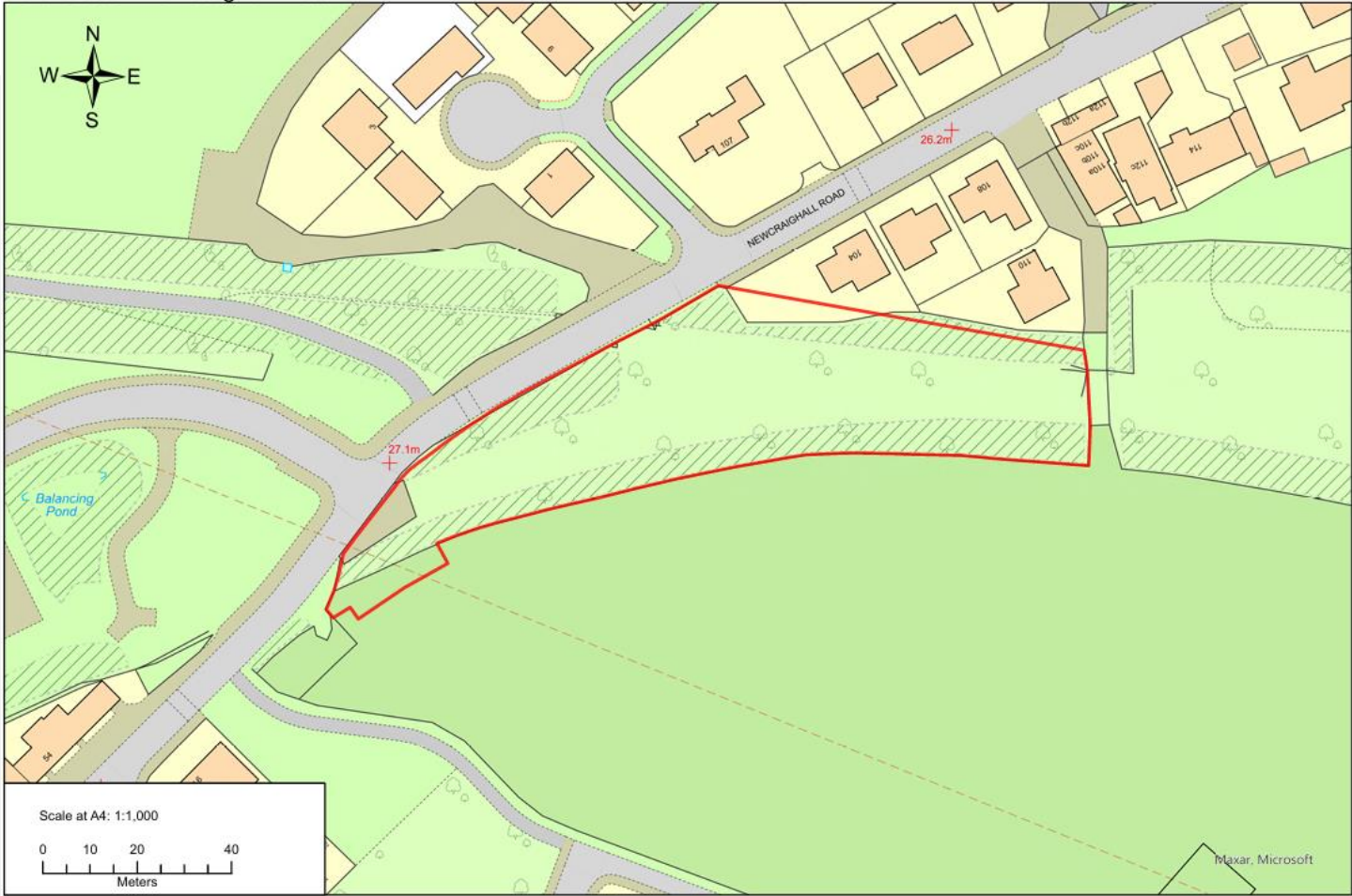
INDICATIVE PURPOSES ONLY

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www.shepherd.co.uk/commercial-auctions





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AUCTION DATE

The auction will be held on 17th October 2024 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

VAT

The site is elected for VAT, see legal pack.

LEGAL PACK

The legal pack is available to view online.

GUIDE PRICE

The heritable interest is for sale at a guide price of £5,000 plus VAT.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CONTACT DETAILS

Hannah Barnett

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
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