

# Shewington Steadings, Rosewell

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# Detailed planning consent for three residential homes on the outskirts of Rosewell with **incredible rural views** towards the Pentlands.

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## Location

Shewington steading outbuildings are accessed from a private road adjoining the A6094 which runs from Leadburn in the south to Bonnyrigg in the north east. Whilst only 2 miles south of Rosewell, the land and buildings are set in a secluded position with significant development potential and far reaching views. The holding extends to about 1.14 acres in total (0.457 hectares) and includes a range of former agricultural buildings suitable for development.

## Description

This is an excellent development opportunity to acquire a fully consented site in an attractive plot on the edge of Rosewell. The rural land plot consists of a number of former traditional steadings buildings in disrepair and the site sits next to an occupied farmhouse, which is two storeys with stone walls and a slate roof and is C listed. There is countryside surrounding the remainder of the site.

Detailed planning permission was achieved for three detached dwellings in October 2022. The plot extends to approximately 1.14 acres (0.46 ha). On entrance to the site, off the A6094, the development is situated down a drive and over the Hsiel Burn and the existing steading site benefits with excellent views across the rural landscape towards the Pentlands in the west. The detailed planning consent is based on 4 bedrooms dwellings offering flexible living and entertaining spaces. Homes 1 and 2 are set out over two storeys and House 3 is a single storey home with a double garage with all homes benefiting from parking and generous outside space. The proposed internal accommodation across the three dwellings totals 589 sq m (6,340 sq ft).

House 1 – 184 sq m (1,981 sq ft),

House 2 – 212 sq m (2,282 sq ft)

House 3 – 193 sq m (2,077 sq ft)

Detailed floor plans are available on the portal or by request.



## Services

It is understood that mains electricity & water is located nearby. A new biodisc and soakaway are proposed by the vehicular entrance for units 2 and 3, the lowest part of the site for onsite drainage. Purchasers will need to ensure utility provisions will meet their requirements.

## Boundary & Access

The main entrance is from the A6094 leading onto a shared private access road which is excluded from the sale but a servitude right of vehicular and pedestrian access will be granted over this route with maintenance on a user basis. Units 1 and 2 have access from the existing driveway and the proprietors of the adjacent farmhouse have a right of access over the area crosshatched on the plan (see page 4).

The boundaries and proposed vehicular access are shown on the site plan and images. An existing access and new track will provide vehicular access for units 2 and 3, with a gravel drive.



## Vat/Section 75

The property is opted for VAT.

The development has Section 75 commitments of £6,000 per plot, totaling £18,000 in all.

## Planning consent

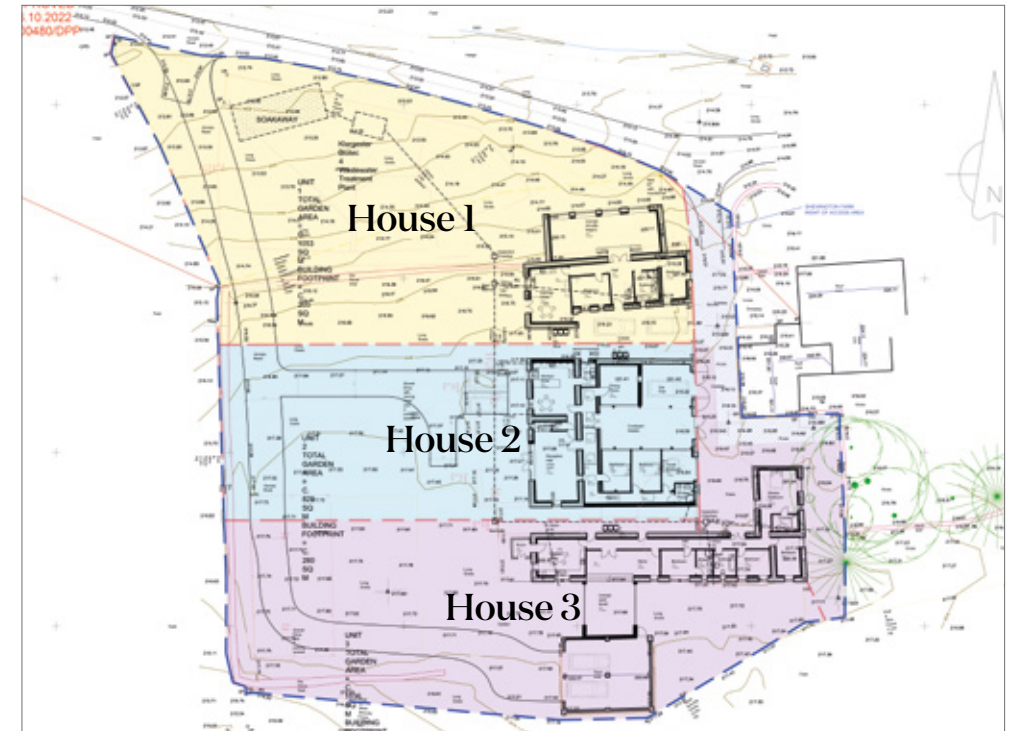
**Planning Reference:** 20/00480/DPP

**Proposal:** Conversion of agricultural buildings to form 3 dwellinghouses and associated extensions to and alterations to building; formation of access and associated works at Shewington Farm, Rosewell, EH24 9DX

**Status:** Application Granted with conditions

**Date:** 6th October 2022

For further information regarding the planning permission, please contact Midlothian Council on 0131 270 7500 or [development.management@midlothian.gov.uk](mailto:development.management@midlothian.gov.uk)



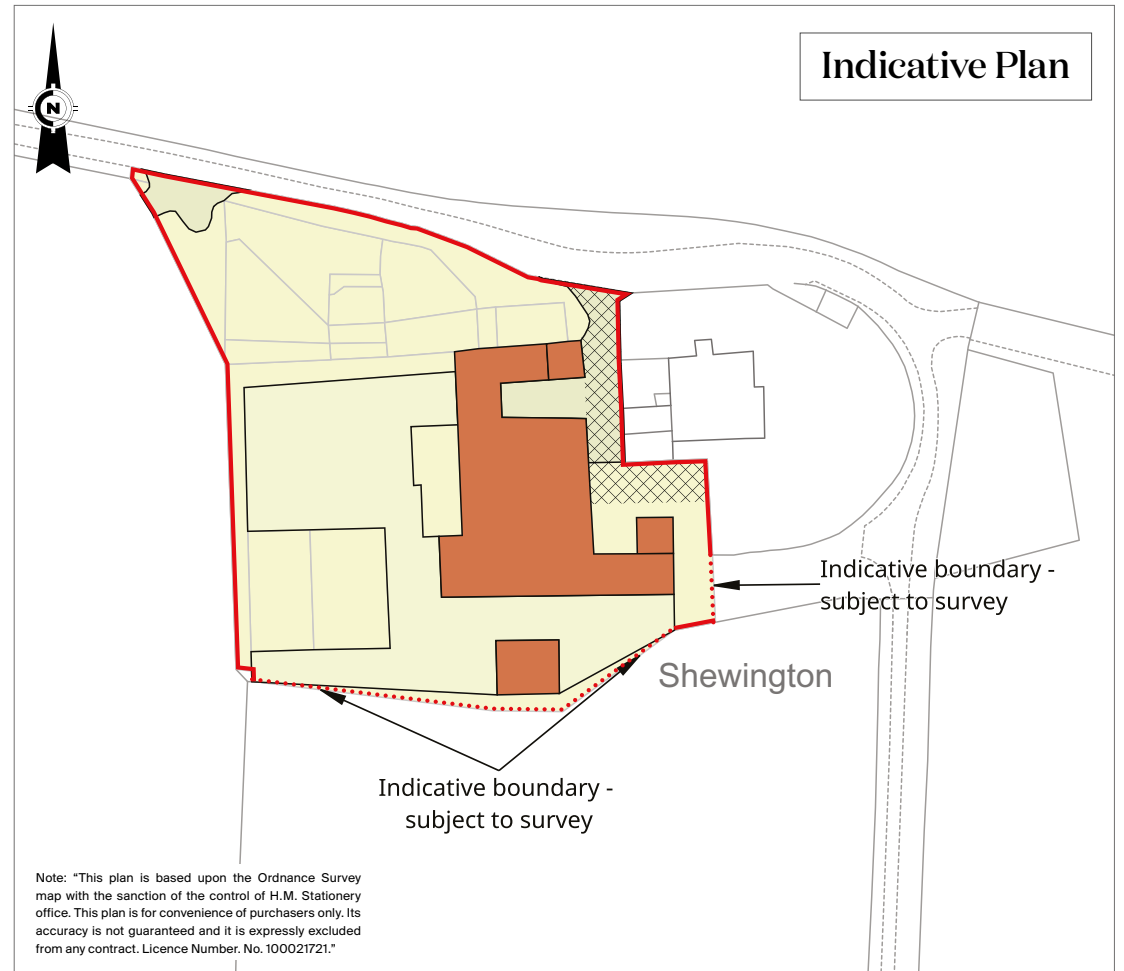


# Viewing

By appointment through Knight Frank on 0131 222 9600.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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