

FOR SALE
DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



**Lang Loan / Clippens Road,
Edinburgh, EH17 7TU**

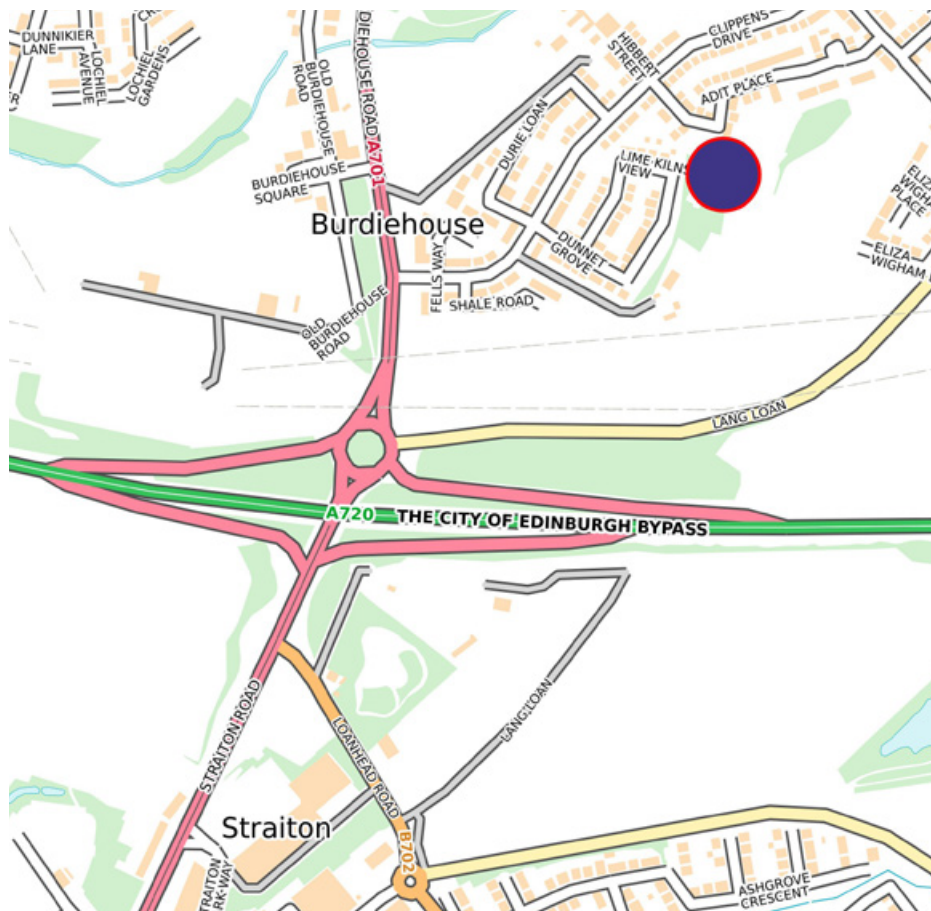
- Cleared site that formerly housed a cottage
- Extends to approximately 0.75 acre (0.30 hectares)
- May suit residential development (STP)
- Established popular residential location
- Excellent transportation links

LOCATION

The site is strategically situated approximately 5 miles to the south of Edinburgh City Centre close to the Straiton junction of The City of Edinburgh Bypass. Straiton Retail Park is located about one mile south providing a diverse range of amenities and includes retailers such as M&S, Sainsbury, Nike, Lidl, Next & Halfords.

The south side of Edinburgh has benefitted from substantial new build housing developments over recent years which includes Barratt's neighbouring developments known as The Kilns and Lime Grove which consists of approximately 500 units. A short distance to the north is Hermitage Grange a further development undertaken by Barratts / David Wilson homes of a further c675 units. As part of Hermitage Grange development, a new (Frogston) primary school was built. We understand this site is within the new Frogston school catchment.

The exact location is highlighted on the below location map with access to the site being taken from Lang Loan.



DESCRIPTION

The site previously comprised a working farmer's cottage with extensive garden ground. The cottage is now demolished and the site cleared. The land is regular in shape with a slight slope from east to west overlaid in the main by grass.

Vehicle access will be taken from Lang Loan (see aerial). We understand all necessary rights of access are in place to construct a new access road. Pedestrian access can also be taken from the neighbouring residential development footpaths.

SERVICES

Mains power, including a new fowl and storm connection are all available within the foot print of the main site. Communications and water are accessible within 2m of the site boundary. Interested parties should satisfy themselves on utility supplies.

AREAS

We estimate the site extends to 0.75 acres (0.30 hectares) or thereby. All boundary drawings are for illustrative purposes and shouldn't be relied upon.

PLANNING

Whilst the site does not have planning permission, we are of the opinion that it may suit residential development subject to the necessary planning consents being obtained.

PRICE

Our client's preference is for clean offers. Offers are therefore invited for the benefit of our client's outright heritable interest with vacant possession.

VIEWING / FURTHER INFORMATION

Strictly via the sole selling agents Messrs Graham + Sibbald:





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.