



FOR SALE

WOODLAND PLOT

JOHNSBURN ROAD,
BALERNO, EH14 7BB

PLOT AREA
0.21 Acres

OFFERS IN EXCESS OF
£45,000





Rettie & Co. Development Services

SUMMARY

A unique opportunity to acquire plot of land in the sought-after town of Balerno, Southwest of Edinburgh.

DESCRIPTION

The woodland plot extends to 0.21 of an acre. The plot is accessed from Larch Grove - a private road that joins Johnsburn Road from the Northwest.

The woodland is bounded by Larch Grove to the Northeast and John's Burn to the West, creating a natural boundary and enhancing the appeal of the site.



RETTIE

LAND CLASSIFICATION

Our search of the the City of Edinburgh Development Plan suggests the woodland falls under Green Belt Land.

EXPANSIONS

The woodland plot has been measured by Rettie & Co. in accordance with the RICS code of measuring practice (edition 6). According to our calculations the plot extends to an estimated 0.21 acres.

TENURE

Heritable (Scottish equivalent of English F/H).



Larch Grove



PRICE

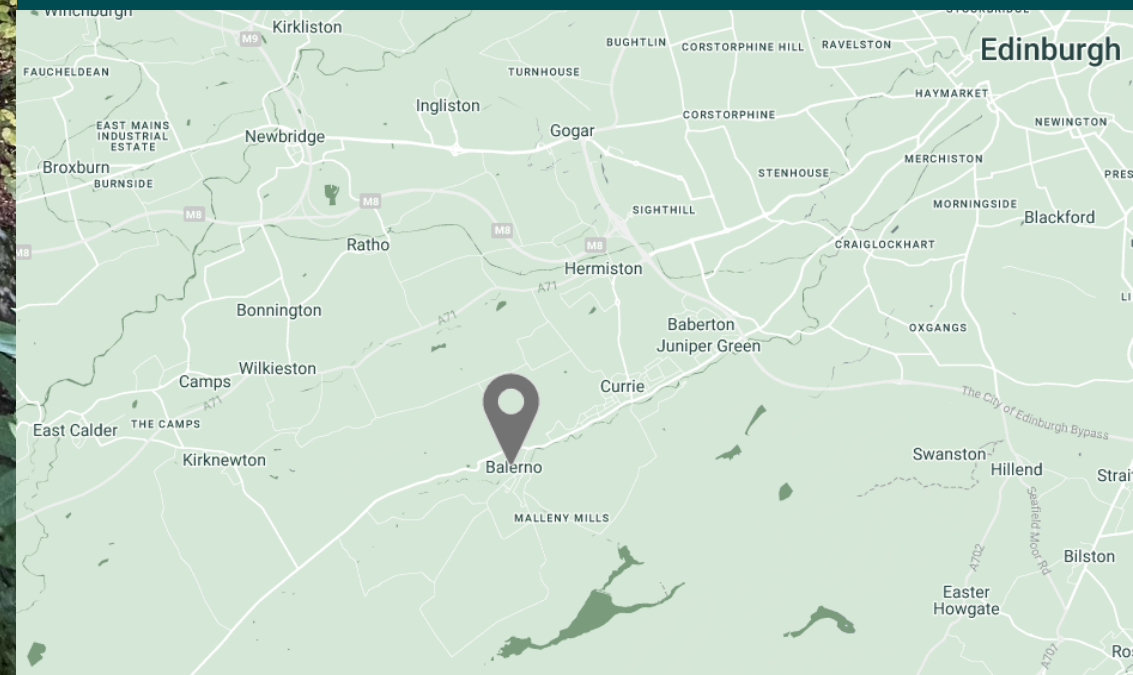
We are seeking offers in excess of £45,000.

VIEWINGS

Viewings and inspections can be accommodated by contacting the sole selling agents.

OFFERS

All offers should be submitted to Rettie & Co. with whom the purchasers should register their interest if they wish to be informed of a closing date.



NEIGHBOURING PLOT

The neighbouring plot of land gained planning permission in 2021.

Planning Reference Number: 20/01530/FUL

The plot extends to c.0.22 Acres

The proposed development is for a 3-bedroom house extending to c.2530 sqft.

Groundworks have commenced.

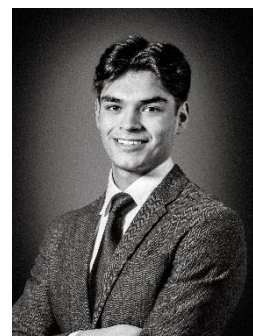


SOLE AGENTS

For offers, viewings or further information,
please contact the sole agents:

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DISCLAIMER

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.