



Land at Hillview Road
Ormiston, Tranent, EH35 5HW



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About 6.55 acres (2.65 hectares) in total

Distances

Adjacent to Ormiston

Tranent 2-3 miles | Haddington 6-7 miles | Edinburgh 10-11 miles

Situation

Hillview Road lies on the outskirts of the popular East Lothian village of Ormiston, approximately 2.3 miles south of Tranent, 6.7 miles south-west of Haddington and 10.5 miles south-east of Edinburgh city centre.

Ormiston offers a range of local amenities, whilst the nearby towns of Tranent and Haddington provide a wider range of shopping, schooling, recreational and professional facilities. The property is also conveniently placed for access to Edinburgh and the wider central belt, making the area a popular choice for those seeking a rural location whilst remaining within easy reach of the capital.

The surrounding East Lothian countryside is characterised by attractive rolling farmland and rural landscapes, providing a pleasant setting within easy reach of a wide range of amenities.

The region benefits from a relatively dry climate, averaging 44mm of rainfall per month in summer and 41mm per month in winter. Temperatures reportedly average 14°C in summer and 4°C in winter.



Description

The land at Hillview Road extends to approximately 6.55 acres and comprises a single block of land (approx. 6.25 acres) together with a separate strip of land forming an access track (approx. 0.3 acres). The land is situated at an elevation ranging from approximately 80 metres to 84.5 metres above sea level, with a median elevation of 82.28 metres. The land is accessed directly from Hillview Road.

The land is currently lying fallow following a Spring Pea crop and offers an attractive opportunity for agricultural, equestrian and lifestyle purchasers. The recent pea crop provides an excellent entry for future cropping, having naturally enriched the soil with nitrogen and helping to improve soil fertility as part of a productive arable rotation. The James Hutton Institute Land Capability for Agriculture maps classify the land as Class 2.

In addition to its agricultural appeal, the land may offer longer-term strategic and development potential, being situated immediately adjacent to the existing residential properties at Hillview Road and the settlement edge of Ormiston. Purchasers may wish to consider the future planning prospects of the land, subject to obtaining all necessary planning consents and approvals.

Please note the Clawback provision on page 4, General Remarks and Stipulations.

The recent 8-year cropping history is as follows:

Crop History

Year	Crop
2019	Spring barley
2020	Parsnip
2021	Cabbages
2022	Winter wheat
2023	Winter wheat
2024	Winter wheat
2025	Winter wheat
2026	Spring peas



General Remarks & Stipulations

Viewing

Strictly by appointment with Fergus Thomson, Associate Director – Rural Asset Management on 01289 334 530.

Development Clawback

The property is offered for sale subject to a 30-year clawback provision, reserving 30% of any uplift in value resulting from the grant of planning permission or other qualifying development event during that period.

What3Words

///bliss.presumes.tomorrow

Tenure

Freehold

Mineral rights And Sporting rights

The mineral rights are not included in the sale. The sporting rights are included insofar as these rights form part of the seller's title. They are included in the sale.

Services

It is understood that there are electrical services in close proximity, however, purchasers would need to make their own enquiries.

Solicitor

Fraser Rankine at Cullen Kilshaw Solicitors, Waverley Chambers, Ladhope Vale, Galashiels, TD1 1BW. Tel: 01896 800 800
Email: fraser.rankine@cullenkilshaw.com

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Environmental Matters

There are no Environmental Designations or Scheduled Monuments on the property.

Particulars and Plans

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington,
EH41 3HA

Telephone: 01620 827 827

Email: customerservices@eastlothian.gov.uk

Offers

Offers in Scottish Legal Form are to be submitted to the selling agents, Rettie & Co. 50 Hide Hill, Berwick-Upon-Tweed, TD15 1AB. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following inspection. Please note that the sellers are not bound to accept the highest, or indeed any, offer.

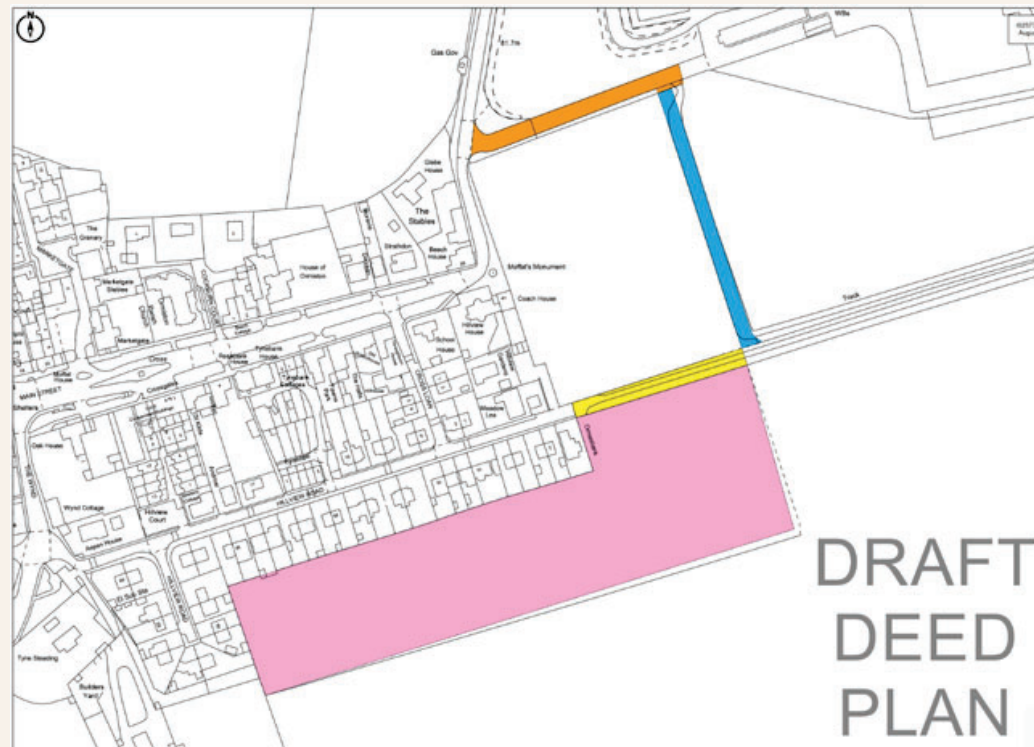
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie Berwick LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie Berwick LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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





RETTIE

Contact Fergus Thomson,
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Rural Asset Management



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