Property for Auction in Scotland - [Print Version]

Lot : Plot Adjacent to Harvieston Cottage, Gorebridge, Midlothian EH23 4QA

Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Plots/Building Land	£50,000

Property Address: Plot Adjacent to Harvieston Cottage, Gorebridge, Midlothian EH23 4QA, EH23 4QA

An exciting opportunity to acquire a residential development plot in the popular Midlothian village of Gorebridge, approximately 11 miles south-east of Edinburgh and ideally positioned for commuters seeking easy access to the capital. Extending to approximately 175 sq metres, the site already benefits from drainage connections on site, with additional utility services located nearby, offering excellent potential for future development. Previous planning applications have been submitted on the site (Midlothian Ref: 20/00363/DPP and 21/01008/DPP), and interested parties should make their own enquiries with



Midlothian Council regarding the suitability of previous or alternative applications. The site offers great potential for a fabulous new build family home subject to all necessary consents. With strong demand for quality housing in the area, an attractive guide price, and strong GDV potential, this represents an outstanding opportunity for developers, builders, and investors looking to secure a well-located residential project within commuting distance of Edinburgh.

Area

Gorebridge is a popular Midlothian village offering an excellent range of local amenities including supermarkets, independent shops, cafés, schooling, leisure facilities, and healthcare services. The area is well connected for commuters, with Gorebridge Railway Station providing regular services to Edinburgh city centre, while the nearby A7 offers convenient road access throughout Midlothian and into the capital. Surrounded by attractive countryside yet within easy reach of Edinburgh.

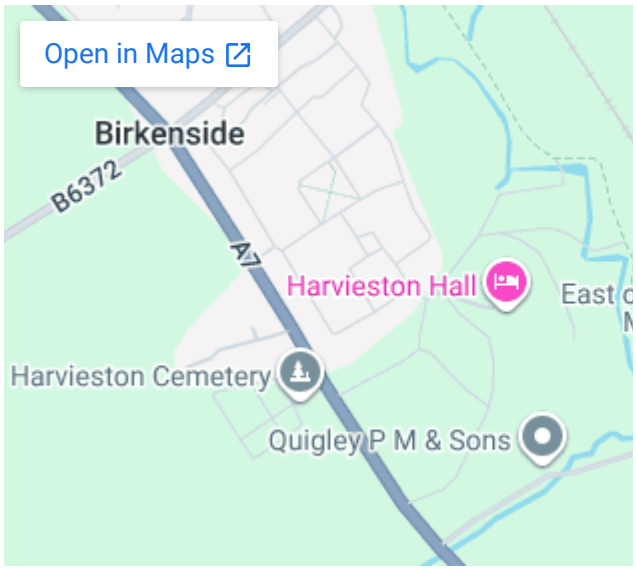
Tenure

Freehold

Local Authority

Midlothian Council

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.