

Ryden

LEISURE DEVELOPMENT OPPORTUNITY

**MELVILLE DYKES ROAD
LASSWADE
EH18 1AN**

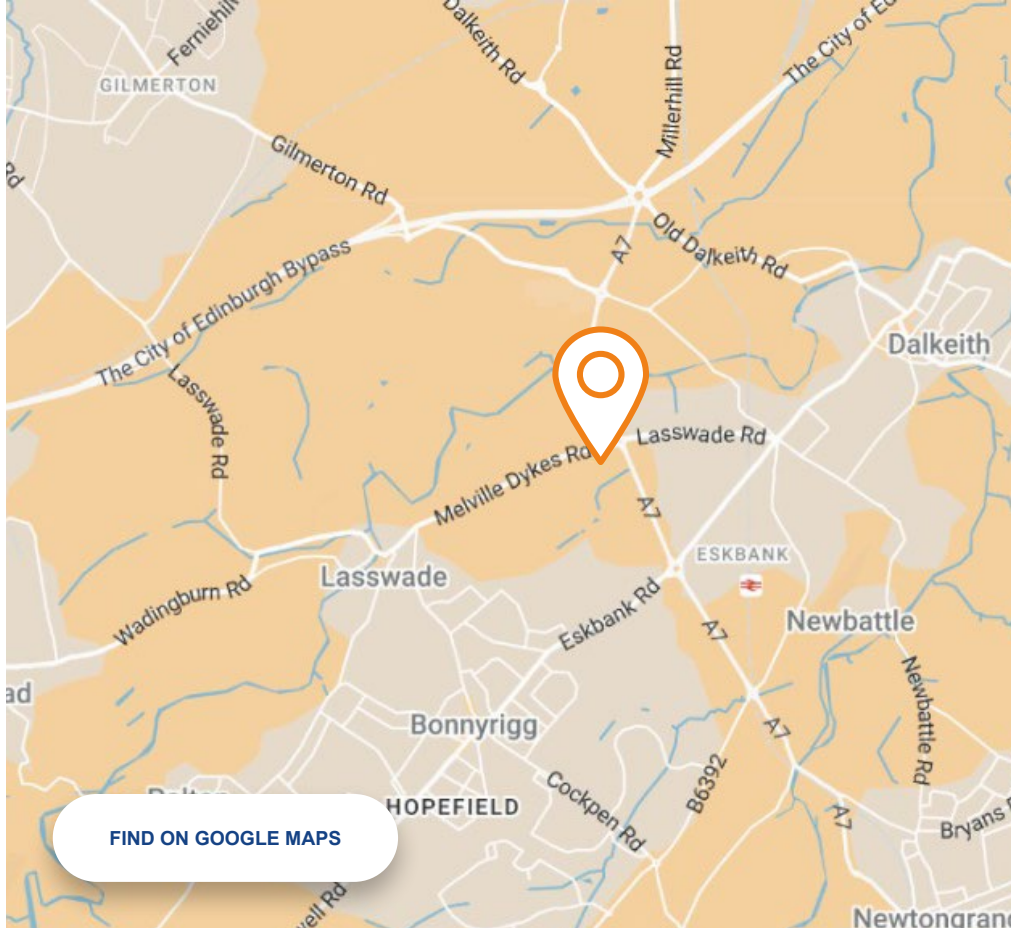
**ESTABLISHED LEISURE
LOCATION ADJACENT
TO A7 TO THE SOUTH
EAST OF EDINBURGH**

**LOCATED ON ONE OF
EDINBURGH'S MAIN
ARTERIAL ROUTES. NEARBY
LASSWADE AND DALKEITH
ARE EXTREMELY POPULAR
RESIDENTIAL AREAS
SERVING BOTH EDINBURGH
AND MIDLOTHIAN**

**IMMEDIATELY ADJACENT
TO 2 GOLF COURSES
AND A STATE-OF-THE-
ART, LONG ESTABLISHED
GOLF DRIVING RANGE**

**PLANNING PROSPECTS
FOR PADEL TENNIS
USE ARE EXPECTED
TO BE FAVOURABLE**

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LOCATION

The land is located on the west side of the A7 at the roundabout junction with Melville Dykes Road and Lasswade Road. It currently forms part of the Melville Golf Centre which combines a 9-hole golf course and a state-of-the-art, floodlit Trackman Range with 22 bays. Broomieknowe Golf Club is also located immediately to the south of the land. The surrounding area is predominantly residential, with ample local amenities including a Tesco Superstore less than 1 mile to the south. In terms of accessibility the site is extremely well located and served by local path and road networks. There are 4 bus stops adjacent to the site itself served by public transport. Eskbank train station is within a mile. There is a Premier Inn Hotel located to the north of the available land which is currently being expanded to provide additional rooms

DESCRIPTION

The available land currently forms part of the existing Golf Range. The intention is that the Range will be shortened (as a result of enhanced ball tracking technology). The attached drawing shows the proposed padel courts integrated into the site's enhanced leisure offering.

VIEWINGS

Please contact the agents to arrange access to view the property

PROPOSAL

The landowner is inviting expressions of interest from experienced Padel Tennis partners. While there is no fixed view in terms of tenure, the landowner's preference is for a leasehold deal structure. Please contact the agents to discuss further

PLANNING

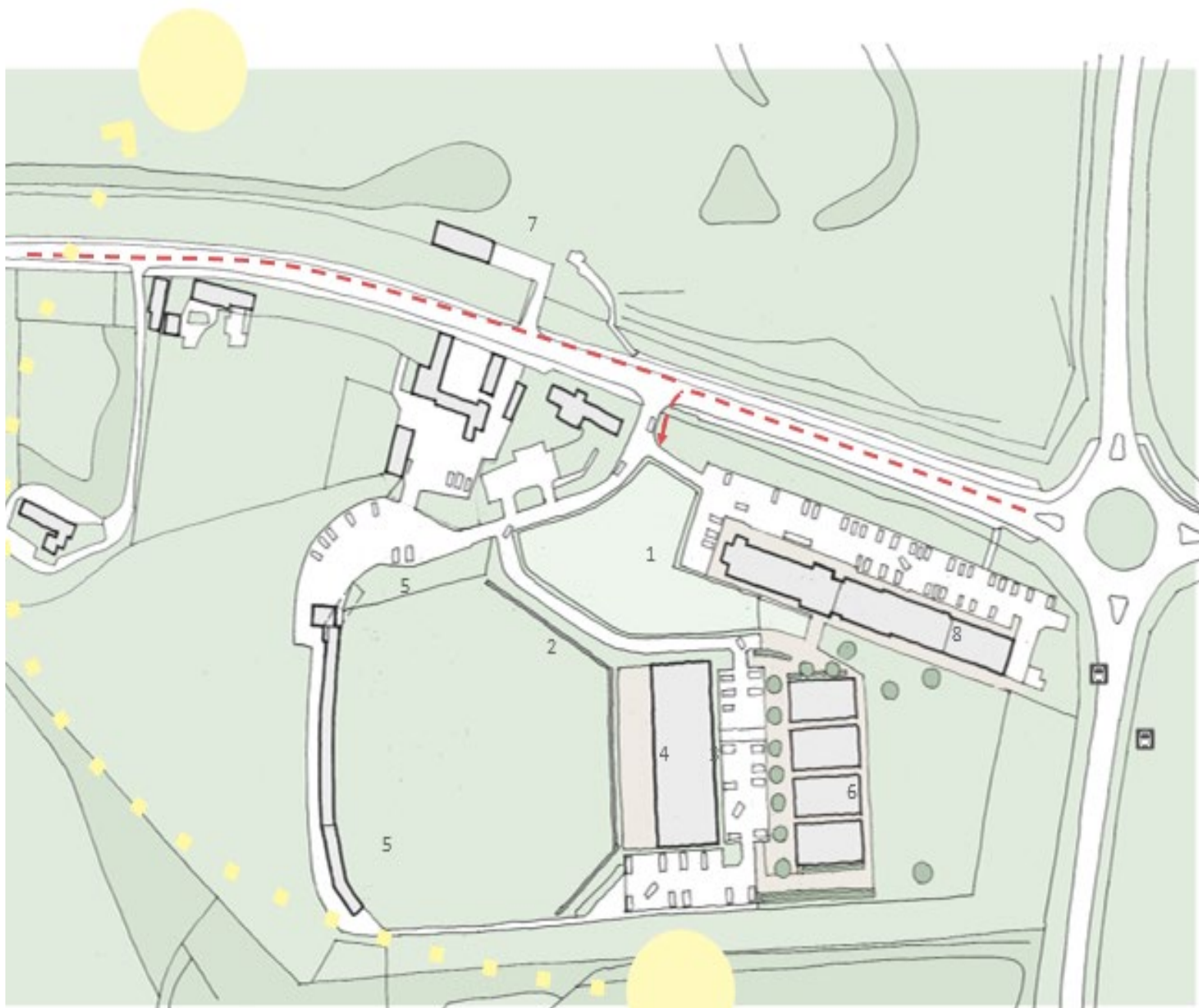
The subject site is currently unallocated in the current, adopted Midlothian Local Development Plan (MLDP) and lies within the defined Green Belt as prime agricultural land. It is an established leisure and tourism destination suitable for further related development.

Moreover, the Proposed Plan of the emerging LDP2 proposes an enhancement of the current allocation to allow for a wider range of opportunities under Policy ECON3 – Tourism and Visitor Attractions, which suggests development related to the maintenance and enhancement of this facility is supported, including diversification into related sporting activities. The provision of ancillary catering and retailing facilities will be supported provided the scale and operating hours are directly linked to the operation of the golf centre. Furthermore, where ancillary development can be demonstrated to contribute to maintaining the function of the golf course it will be supported.

The site has strong potential to expand its leisure facilities to include padel.

**DEVELOPMENT
OPPORTUNITY IN
AN ESTABLISHED
LOCATION**





KEY

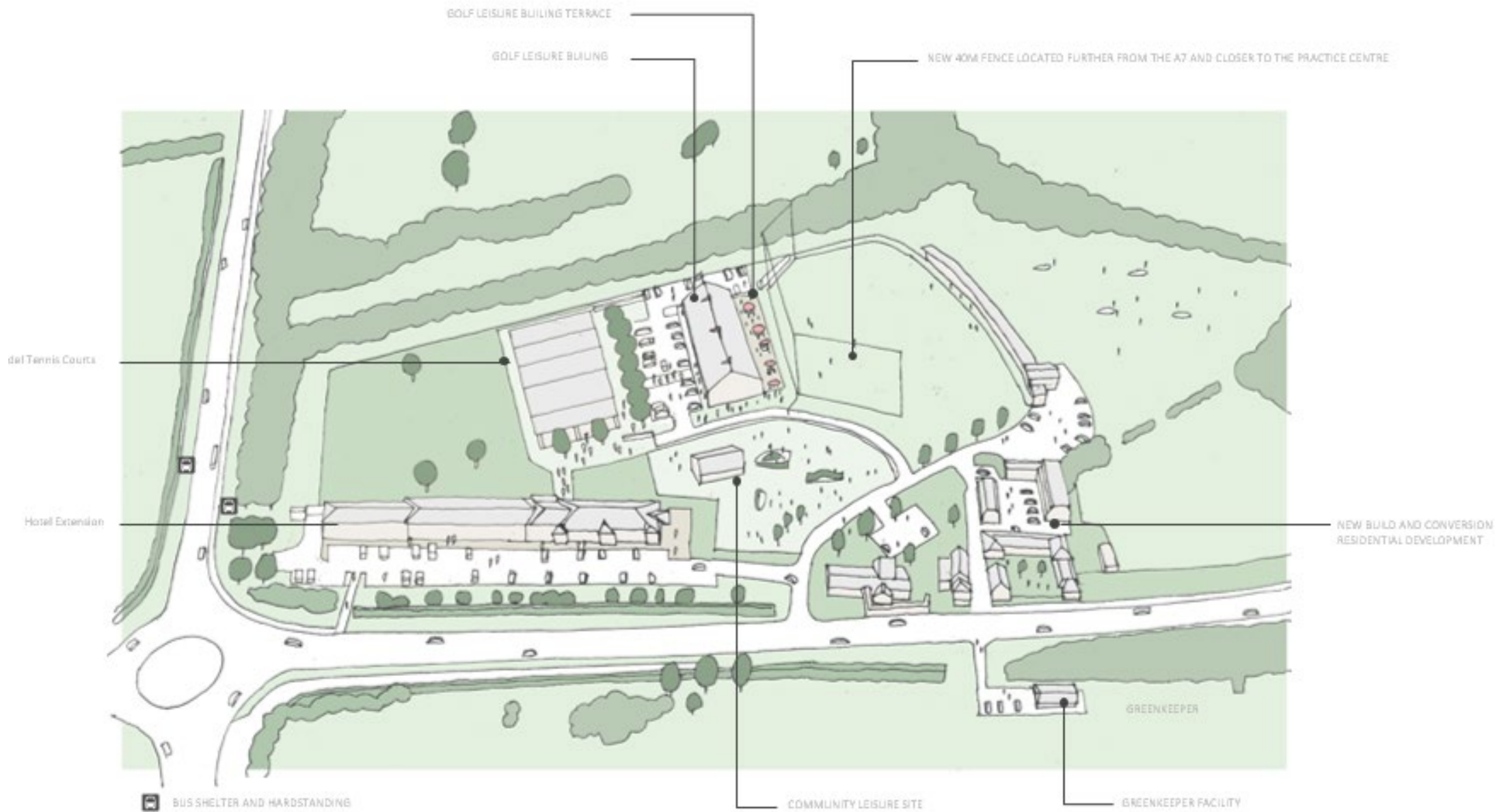
- 1 New road re-designed to create a potential community leisure site of around half an acre to the west of the hotel car park.
- 2 Remove existing 20m high fence and secondary 6m fence from its current position and replace with a higher fence located further from the A7 and closer to the practice centre.
- 3 New golf leisure building positioned to create better driving area and the adjacent car park re-worked adding more spaces to the south. Possible additional parking spaces dotted.
- 4 Possible terrace for golf leisure building.
- 5 Potential practice centre extension areas.
- 6 Padel Tennis Courts
- 7 Greenkeeper facility.
- 8 Hotel Extension

---> Principal Access Route

..... Sun path

 Bus Shelter and Hardstanding





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ROAD
LASSWADE
EH18 1AN

GET IN TOUCH

Please get in touch with our sole letting agent for more details.

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