



GOGARBANK WEST

EDINBURGH

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FOR SALE

Residential development site extending to 23.23 acres with the benefit of planning permission in principle for 250 houses.



EDINBURGH

Edinburgh is the capital of Scotland and is a major tourist destination which benefits from over 4 million annual visitors, injecting over £1.32 billion in to the local economy.

Edinburgh benefits from a large and highly skilled workforce, with a total of four universities and an enviable reputation as both a financial and cultural centre. It has consistently been ranked as one of the best places to live in Europe and has been voted the UK's Favourite city for 12 consecutive years in the Guardian Observer Travel Awards.

The city houses the headquarters of more FTSE 100 companies than any other city in the UK outside

of London and is also home to the world's largest annual arts festival.

Its worldwide standing has been further boosted by the formation of the Scottish Parliament, cementing its position as a true capital city.

This pleasant working environment, together with the highly qualified workforce and cosmopolitan lifestyle, makes Edinburgh an attractive place to live.



LOCATION

The subjects are located in West Edinburgh, off Gogar Station Road, which itself can be accessed from either the A8 Glasgow Road or A71 Calder Road. Connections from the site to the wider road network is excellent, to include the M8 and M9 motorways and City Bypass.

The subjects benefit from being within close proximity to the Gyle Shopping Centre, Edinburgh Park (home to numerous international businesses), Edinburgh International Airport, Hermiston Park & Ride, Edinburgh Park, South Gyle and Edinburgh Gateway train stations and five Tram halts.



As a location to live, it is unrivalled with regard to its connectivity locally and nationally.

AMENITIES

- A. Hotel Ibis
- B. Gyle Shopping Centre
- C. Novotel
- D. Premier Inn
- E. Convenience Store
- F. Energize Health and Fitness
- G. Busy Bees Nursery
- H. Edinburgh Gateway rail station



Bus Stops



Tram Stop



Train Station



Edinburgh International Airport

DESCRIPTION

The site extends to 23.23 acres, is broadly rectangular in shape and is currently used as a poultry farm. The farm will be relocating in early course allowing for a Purchaser to take vacant possession and develop the site as per the planning permission.

The grounds of the site are mainly made up of a mix of hard standing, grassed areas, chicken sheds and several small dwellings.

The subjects will be sold as existing.


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EDINBURGH'S GARDEN DISTRICT

The subjects form part of Edinburgh's Garden District, specifically within the area referred to as Redheughs Village.

Redheughs Village extends to approximately 139 acres which will deliver up to 1,350 new homes to include over 330 affordable homes. In addition, community facilities will be provided within the site to include a new primary school and a neighbourhood centre providing convenience retail.




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PLANNING PERMISSION IN PRINCIPLE

The subjects benefit from planning permission in principle for the development of 250 houses. The planning permission in principle is allocated under the wider development to include the adjacent site (under separate ownership).

Further information with regard to the planning consent is available to view via the Edinburgh Council planning portal:

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=summary&keyVal=NV13ALEWGRW00>

Any queries with regard to the planning consent should be sent in writing to the sole selling agent.

DATA ROOM

A technical pack within a secure data room is available for parties to view, which includes further planning and technical information about the site.

TERMS

The Vendor is inviting bids on both an unconditional and conditional subject to planning basis.

SALE PROCESS

Interested parties should note their interest in the purchase of the subjects, by email, to the sole selling agent. Notes of interest should be submitted by no later than 31st May 2024.

Interested parties will then be provided with access to the data room to review detailed information regarding the subjects.

The sale process will be brought to a close by way of a closing date, which is proposed for 12 Noon, Friday 28th June 2024.

The Vendor reserves the right not to accept the highest or any offer received. Note that the dates above may change however parties will be informed in writing.

VAT

The subjects are elected for VAT, which will be payable on all outgoing, at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their legal costs, with the Purchaser responsible for LBTT, Registration Dues, VAT and any other costs associated with the acquisition.

VIEWING

Strictly by appointment only.



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FURTHER INFORMATION

Contact the sole selling agent:

Nadir Khan-Juhoor
NaMa Capital UK Limited

m: 07720 849 033
e: nadir@namacap.co.uk

DISCLAIMER The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

Photos prepared April 2024. Brochure Prepared April 2024.