

FOR SALE

On behalf of



FORMER EDENHALL HOSPITAL MUSSELBURGH, EAST LothIAN EH21 7TZ

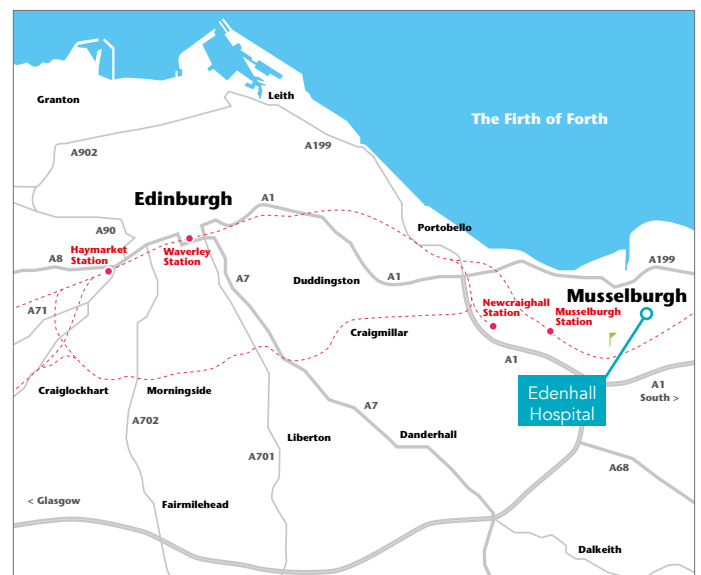
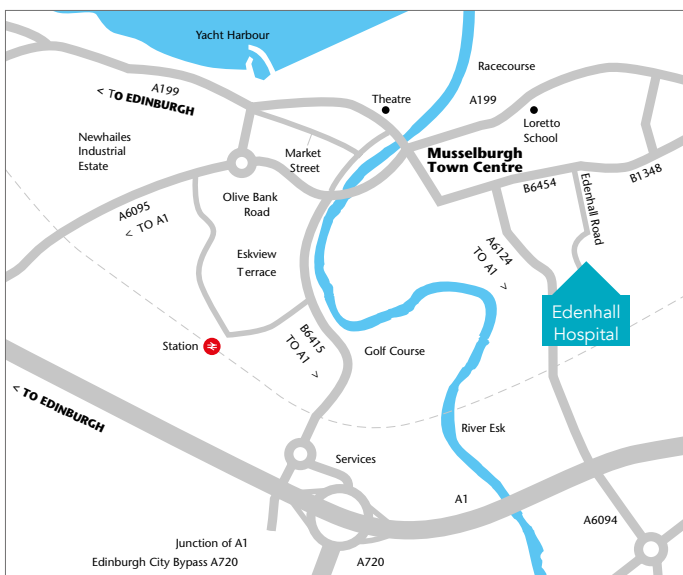


RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
LOCAL DEVELOPMENT PLAN SUPPORT FOR UP TO 100 HOMES
SITE EXTENDING TO APPROXIMATELY 5.4 HA (13.33 ACRES)

LOCATION

The former Edenhall Hospital is located within the East Lothian coastal town of Musselburgh. Musselburgh is approximately 6 miles east of Edinburgh city centre, and is a popular commuter town with excellent road and rail links into Scotland's capital.

More specifically, the former Edenhall Hospital site is located on the south side of the town approximately 1 mile from the High Street and main retail thoroughfare. The site is located on Edenhall Road which in turn is accessed from the B6454 Pinkie Road, one of the main arterial routes through the town. The site is bounded to the north and north-east by residential property and to the west and south-east by farmland.



DESCRIPTION

The former Edenhall Hospital sits on an irregular shaped site extending to approximately 5.4 ha (13.33 acres). The site has a single point of access from Edenhall Road, through Category C listed entrance gate piers which lead to an attractive tree-lined driveway heading southwards to the main body of the site. The site currently contains a large number of former hospital buildings. Following a recent review undertaken by Historic Scotland, three principal Category C listed buildings have been identified for retention. The principal listed buildings to be retained identified on the location plan overleaf can be described as follows:

1. Edenhall Hospital

The main Edenhall Hospital building is the original stone built central villa formerly known as Pinkieburn House dating from the 19th century. The building is arranged over lower ground, ground and first floor and is generally cellular in nature.

2. Former Stable Block

The former stable block which dates from the early 19th century lies to the north-east of the main Edenhall Hospital central villa. It is arranged over two storeys and has been converted internally to provide a small chapel, a mortuary and treatment rooms.

3. Former Gardener's Cottage

The former gardener's cottage which lies to the west of the site, comprises a small two storey stone building.

Also contained within the listing is the ornamental garden terrace and sundial to the south of the main central villa and the boundary wall.

We anticipate the remaining buildings could be demolished as part of a redevelopment of the site. This will create two distinct and substantial areas for potential new build residential development, around the setting of the original Edenhall Hospital building. These plots will afford attractive views across farmland to the south of the site. It should be noted that the site does contain a number of mature trees which are covered by a Tree Preservation Order which can be provided upon request.



PLANNING

The site is currently allocated within the adopted East Lothian Local Development Plan (ELLDP) 2018 under reference PROP MH5: Former Edenhall Hospital Site, Musselburgh. This allocation envisages a residential development of circa 100 homes and is informed by design guidelines prepared by East Lothian Council (ELC) and published in 2011. Those guidelines are of particular importance in identifying the site's characteristics and key features that should be retained through redevelopment.

The site has a limited recent planning history due to its extended use as a hospital. Most relevant are applications for Planning Permission and Listed Building Consent submitted in 2018 by Stewart Milne Homes and withdrawn on 6th November 2019. Those proposals comprised development of 76 homes incorporating: demolition of redundant unlisted hospital buildings; refurbishment and sub-division of listed buildings; development of 64 new build residential dwellings, and associated access and infrastructure works. The applications were not supported by ELC due to the extent of changes required to produce a policy compliant scheme.

Ryden has prepared a Planning Brief informed by the Council's 2011 design guidelines and the consultation process associated with the previous planning applications. This document can be made available on request.

Enquiries with East Lothian Council should be made to environment@eastlothian.gov.uk 01627 827 827 and with Ryden Planning to Marc Giles, Partner (marc.giles@ryden.co.uk).

ACCOMMODATION

The approximate gross internal areas of the listed buildings to be retained are as follows:

MAIN BUILDING	SQM	SQFT
Edenhall Hospital	1,063	11,449
Stable Block	252	2,718
Gardener's Cottage	104	1,118
Total	1,419	15,285

TECHNICAL INFORMATION

Detailed technical information on the site can be obtained by contacting the selling agents.

VIEWING & FURTHER INFORMATION

All viewings must be strictly by appointment with the selling agents:
Ryden, 7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN

David Fraser
✉ david.fraser@ryden.co.uk
☎ 0131 473 3273

Greg Limb
✉ greg.limb@ryden.co.uk
☎ 0131 473 3221

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

OFFERS

Interested parties should register their interest with the selling agents in order to be kept advised of any closing date being set. NHS Lothian are not bound to accept the highest or indeed any offers made for the property and also reserve the right to make any offer subject to a clawback agreement. NHS Lothian are willing to consider a range of different disposal structures given the nature of the surplus asset.

