

GRANTON, EDINBURGH



RESIDENTIAL / COMMERCIAL DEVELOPMENT OPPORTUNITIES (PART INCOME PRODUCING)

> TAKE THE TOUR



Plots from 0.36 ha (0.88 acres) upwards
totalling 3.02 ha (7.46 acres)

LOCATION

The four plots for sale are located in the Granton area of Edinburgh, approximately 3 miles North East of Edinburgh City Centre. The land originally formed part of Granton Industrial Estate but now forms part of the wider Granton Harbour regeneration area. The surrounding area contains a mix of existing industrial property, new build residential developments and undeveloped land.



For a video tour of all 4 plots click the button.

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PLOTS FOR SALE



> PLOT - KOPQ

This plot comprises a L-shaped area of land extending to approx. 0.78 HA (1.93 acres) and is accessed from West Shore Road. The area of land fronting onto West Shore Road is currently vacant. The balance of the site is currently being occupied for open storage by Altrad Generation Hire & Sale. This site also includes two small ancillary buildings. Tenancy Details are provided below.



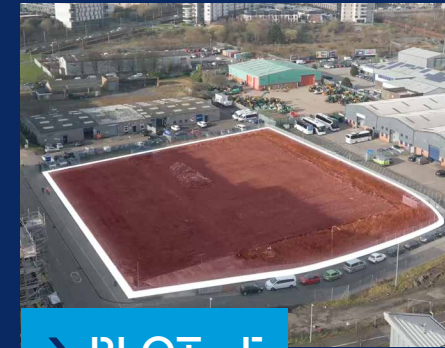
> PLOT - U

Plot U comprises a rectangular shaped vacant site extending to approx. 1.29 HA (3.19 acres). The site is accessed from the North, via existing hammerheads on Hersperus Crossway. Access could also be taken through Plot KOPQ.



> PLOT - T

Plot T comprises a strip of vacant land extending to approx. 0.36 HA (0.88 acres). The site is also accessed from the North via existing hammerheads on Hersperus Crossway.



> PLOT - F

Plot F comprises a rectangular shaped vacant site extending to approx. 0.59 HA (1.46 acres). The site is accessed from the North via gates on Sealcar Street. This access is shared with the adjoining multi-let industrial estate. There is existing concrete hardstanding on the site which is secured by a palisade style fence.



PLANNING

> PLOTS - KOPQ, U & T

An AMC application was made in 2018 (Ref 18/02721/AMC) for a residential development of 144 apartments within blocks A,B & C and 18 terraced houses within blocks D, E, F & G across the above plots. There are no affordable requirements as this has been provided for elsewhere within the wider masterplan. This was approved at Committee in March 2019.

A notification of intention to commence development, presumably to prevent the planning consent from expiring after the statutory 3 year period from approval, was submitted to CEC in February 2022. Clarification is required as to whether sufficient works were carried out on site to satisfy CEC that development has commenced.

A non-material variation was submitted and approved in May 2020 to increase the number of apartments within Block A from 66 to 75.



PLANNING

> PLOT - F

An AMC application (Ref 18/01145/AMC) for a Health Hub (Class 2) and Retail Units (Class 1) on part of Plot F was submitted in March 2018 and approved in October 2018. A non-material variation was submitted in Nov 2021 to extend the amount of Class 1 Retail space and reduce the amount of Class 2 space. This application was approved in Dec 2021.

Clarification is required from CEC as to whether this consent remains live given that the 3 year period from the original AMC consent has expired.

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FURTHER INFORMATION

Detailed information on the site is available on a data room. Access to the data room is available by contacting the joint agents.

OFFERS

Offers are invited for the plots available for sale. Consideration will be given to a sale of all plots as a single transaction or individual plot sales.

CLOSING DATE

A closing date for offers may be set in due course. Parties should register their interest with the joint agents to be kept informed of any closing dates.

VAT

All prices quoted are exclusive of VAT.

AML

Parties will be required to comply with statutory anti-money laundering checks.

LEASE SUMMARY

Tenant	Actavo (UK) Limited
Subjects	1.01 acres of land as highlighted on plan. Ground North East of West Harbour Road, Granton Harbour, Edinburgh
Lease Term	99 years expiring 28 May 2078
Lease Start	1st August 1979
Lease End	28th May 2078
Rental	£23,388 exc VAT per annum, paid in two instalments, twice, yearly in advance
Rent Review	Every 5 years to open market ground rents
Use	To be used for the erection of a warehouse in association with the selling and hiring of scaffolding and related equipment
Repairs and Insurance	Full repairing and insuring

FURTHER INFORMATION AND VIEWING

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The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. June 2023.

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