

THE GLASSWORKS

SALAMANDER STREET • LEITH • EDINBURGH

**Residential
Development
Opportunity**

- Site extending to **1.4 Ha (3.46 Acres)**
- Planning permission in principle for **247 residential units & commercial space**
- Prominent site located approx. **500m from tram route**

FOR SALE

THE OPPORTUNITY

We are delighted to offer the Heritable Interest for purchase of a prime residential development opportunity in Leith, North Edinburgh.

The vendor has been successful in securing planning permission in principle for the development of **247 residential apartments** (including 25% affordable provision) with associated car parking and ground floor commercial units totalling **1,828 sq m (19,676 sq ft)**.

The development would be suitable for either private sale or build to rent.



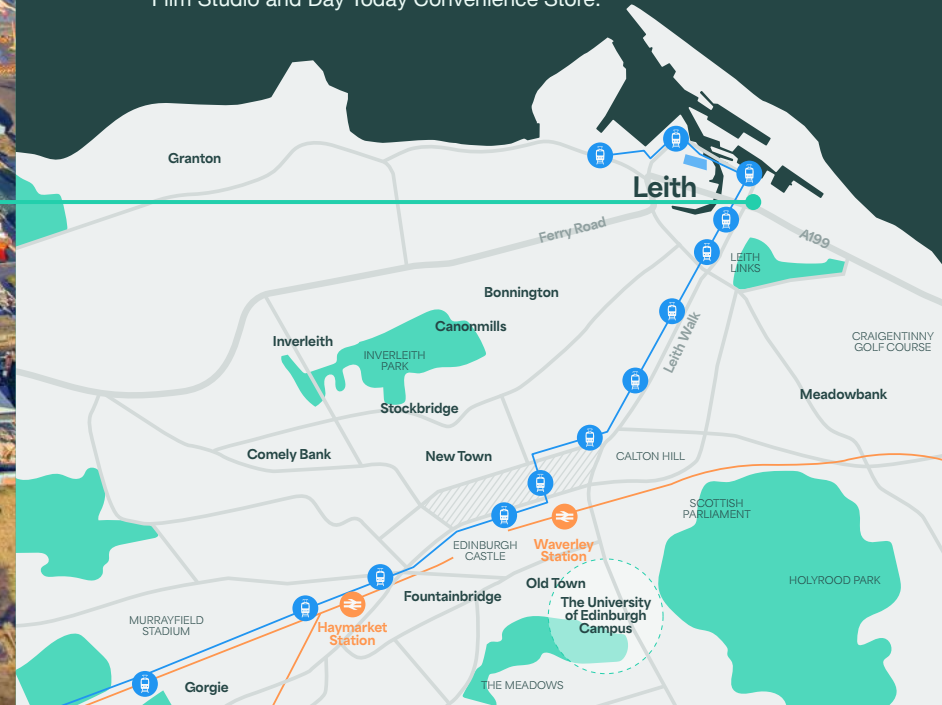
LOCATION



The site is located in Leith, North Edinburgh, approx. 2.5 miles from Edinburgh city centre. The Shore area of Leith, home to a wide range of bars, restaurants, hotels and shops is approx. 0.5 miles to the west of the site.

More specifically, the site is located on the corner of Bath Road and Salamander Street. Salamander Street is a main arterial route into the north of Edinburgh.

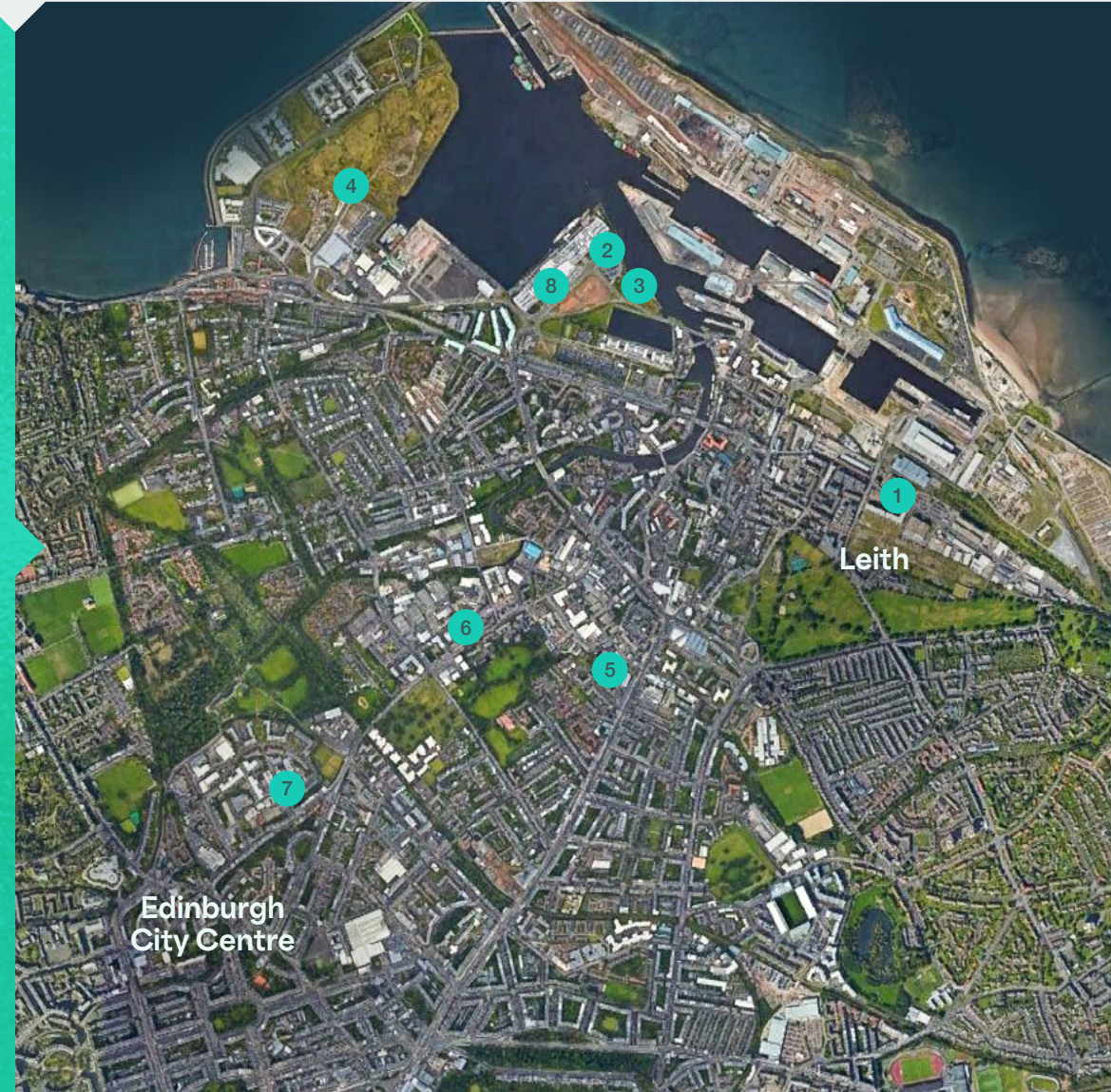
The surrounding area comprises a mixture of residential and commercial uses. Amenities in the immediate area include The Bullfinch Bar, BAM Coffee, FirstStage Film Studio and Day Today Convenience Store.



NORTH EDINBURGH BTR

Areas such as Canonmills, Bonnington and Leith in particular, continue to attract developers and investors to the Build to Rent Market in Edinburgh (table below). The excellent connectivity and amenity offering of the locations provide a compelling case for new Build to Rent development.

Key	Scheme	Developer	Status	Units
1	Salamander Street	TBC	Consented	247
2	Ocean Point 2	S Harrison	Planning submitted	TBC
3	Skyliner	Goodstone	On site	338
4	Western Harbour	CCG	Phase 1 on site	350
5	Leith Walk	Drum Property Group	On site	110
6	Platform Bonnington Road	PLATFORM_	On site	443
7	Beaverhall	Hub	Consented	205
8	Ocean Terminal	Ambassador	Planning submitted	c. 600





LEITH

The Leith area of Edinburgh is a popular port district home to a diverse mix of creative industries, waterfront bistros, cafés and traditional pubs.

In 2021, Time Out Magazine voted Leith as the 4th Coolest Neighbourhood in the world.

The Shore



Port O' Leith Bar



Leith Theatre



Bullfinch Pub

CONNECTIVITY



Bus & Tram Routes

- Tram Route
- Lothian Buses 34 & 35
- Lothian Buses 25
- Lothian Buses 35
- Lothian Buses 22
- Lothian Buses 14
- Lothian Buses 16
- Lothian Buses 10
- Lothian Airport Link 200

City Centre Travel Times

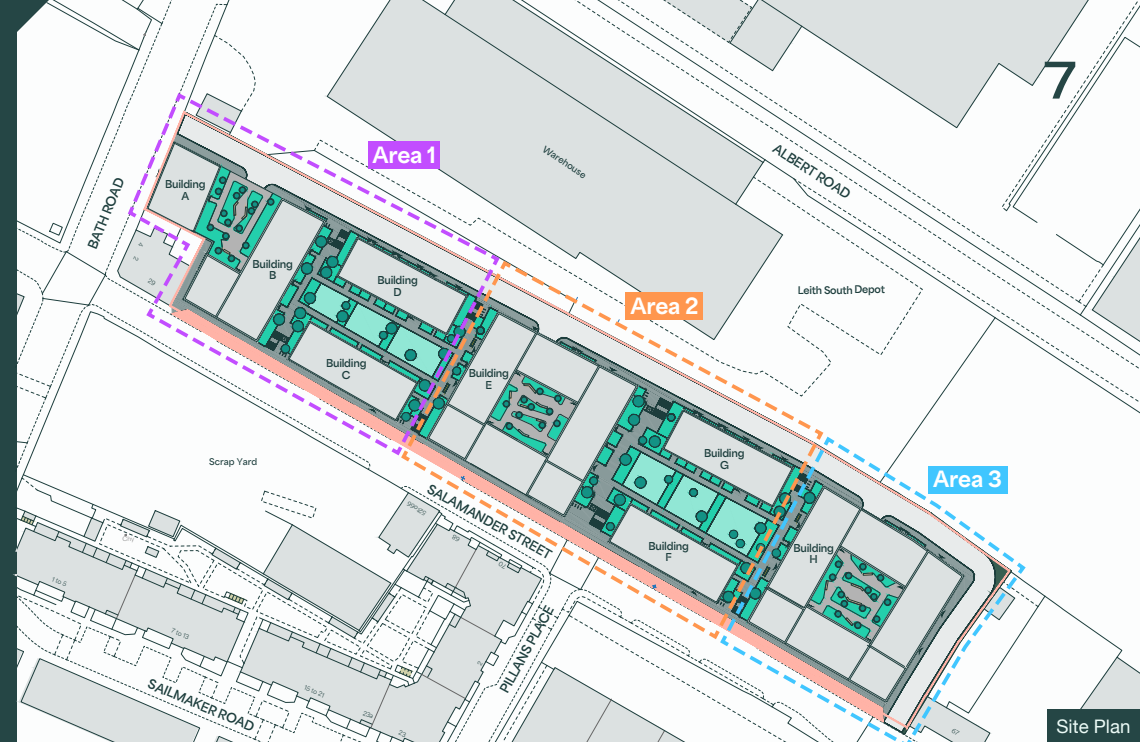
Bike	>	12 minutes
Tram	>	21 minutes
Bus	>	29 minutes
Car	>	18 minutes
Walk	>	45 minutes

Source – Google Maps

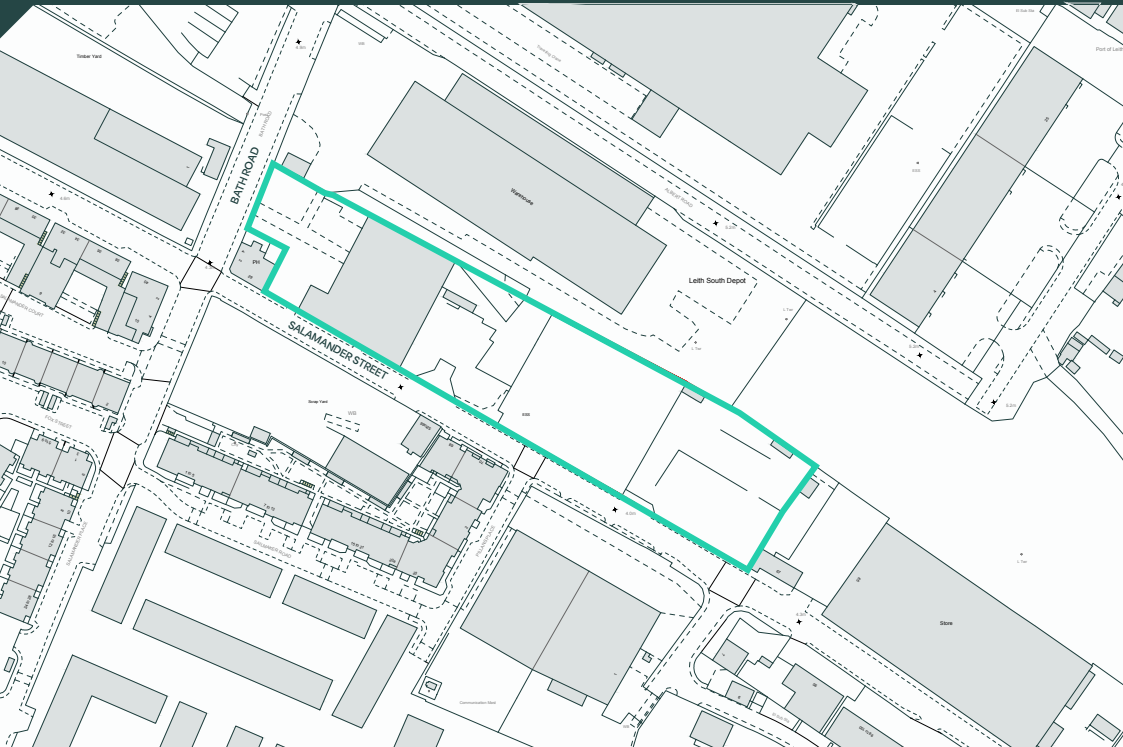


PLANNING

The site has the benefit of a 'Minded to Grant' Decision Notice (Planning Ref: 21/01163/PPP).



Site Plan



The description of development is as follows: *“Demolition of existing buildings and erection of mixed-use development comprising flatted residential (up to 247 units), office and commercial floorspace with associated access arrangements, parking, landscaping and ancillary works (as amended scheme 3).”*

The aforementioned decision notice is dated 7 June 2023 and the drafting of the S75 is currently underway.

The principle of the development is acceptable and is in accordance with Local Development Plan policy.

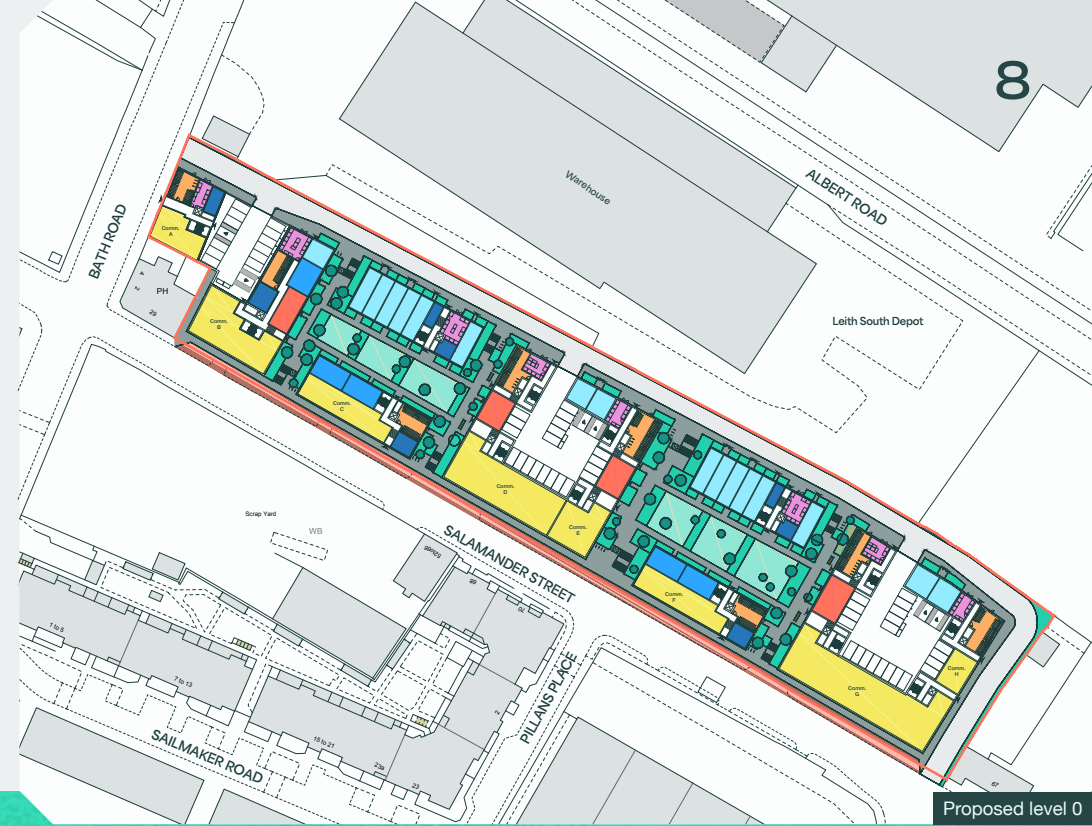
The site is within the urban area where LDP policy Hou 1 gives priority to the delivery of housing as part of mixed use regeneration proposals at Edinburgh Waterfront. The Edinburgh Local Development Plan (LDP) identifies the site as being part of EW1b. Within this area residential and commercial uses (classes 2, 3 and 4) are acceptable in principle so long as they comply with the other local plan policies. The site retains this mixed-use allocation with the emerging City Plan 2030.

THE SCHEME

The proposal is for residential development with commercial space and associated works.

The scheme comprises the demolition of the existing buildings and the redevelopment of the site for a mixed use development for mainly residential purposes of approximately **247 units** and some commercial uses which include classes 2, 3 and 4, with associated car parking and landscaping.

The development comprises **eight blocks**, separated by landscaped courtyards. The blocks will range from three storeys to six storeys in height.



Unit Type	Total	Percentage
Duplex	17	7%
3 Bed	51	21%
2 Bed	97	39%
1 Bed	66	27%
Studio	16	6%
Total Units	247	

Commercial Unit	Unit Area
A	115 sq m
B	257 sq m
C	167 sq m
D	367 sq m
E	145 sq m
F	167 sq m
G	539 sq m
H	71 sq m
Total Commercial Unit Area	1,828 sq m

The proposed commercial uses of class 2 and 3, and 4, would give a total of **1,828 sq m of commercial space**.

Vehicular accesses to the site are from Salmamander Street to the south and Bath Road to the west. The main vehicular route within the site is along the north and east boundaries which provides access for resident parking, emergency vehicles and waste services.

The proposals have been designed to accommodate a dedicated cycle route along Salmamander Street to meet the Council's aspirations for a dedicated cycle route connection between Leith and Seafield.

A total of **59 car parking spaces** are proposed, provided in underdeck parking. Of these, six would be accessible, and ten would have provision for electric vehicle charging points. There is provision for approximately **530 cycle parking spaces** throughout the site.

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Tenure

The Heritable Title (equivalent to Freehold) in the site is for sale.

VAT

Details of VAT position available on request.

Offers

Offers are invited for the Heritable Title.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser / occupier will be required to satisfy the landlord / vendor and their agents regarding the source of the funds used to complete the transaction.

Further Information / Data Room

Further information and access to the technical information on the site is available by contacting the sole selling agent.

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