

FOR SALE - Newcraighall, Edinburgh, EH21 8QY

LAND TO THE SOUTH OF NEWCRAIGHALL ROAD



Red line is indicative and for illustrative purposes only

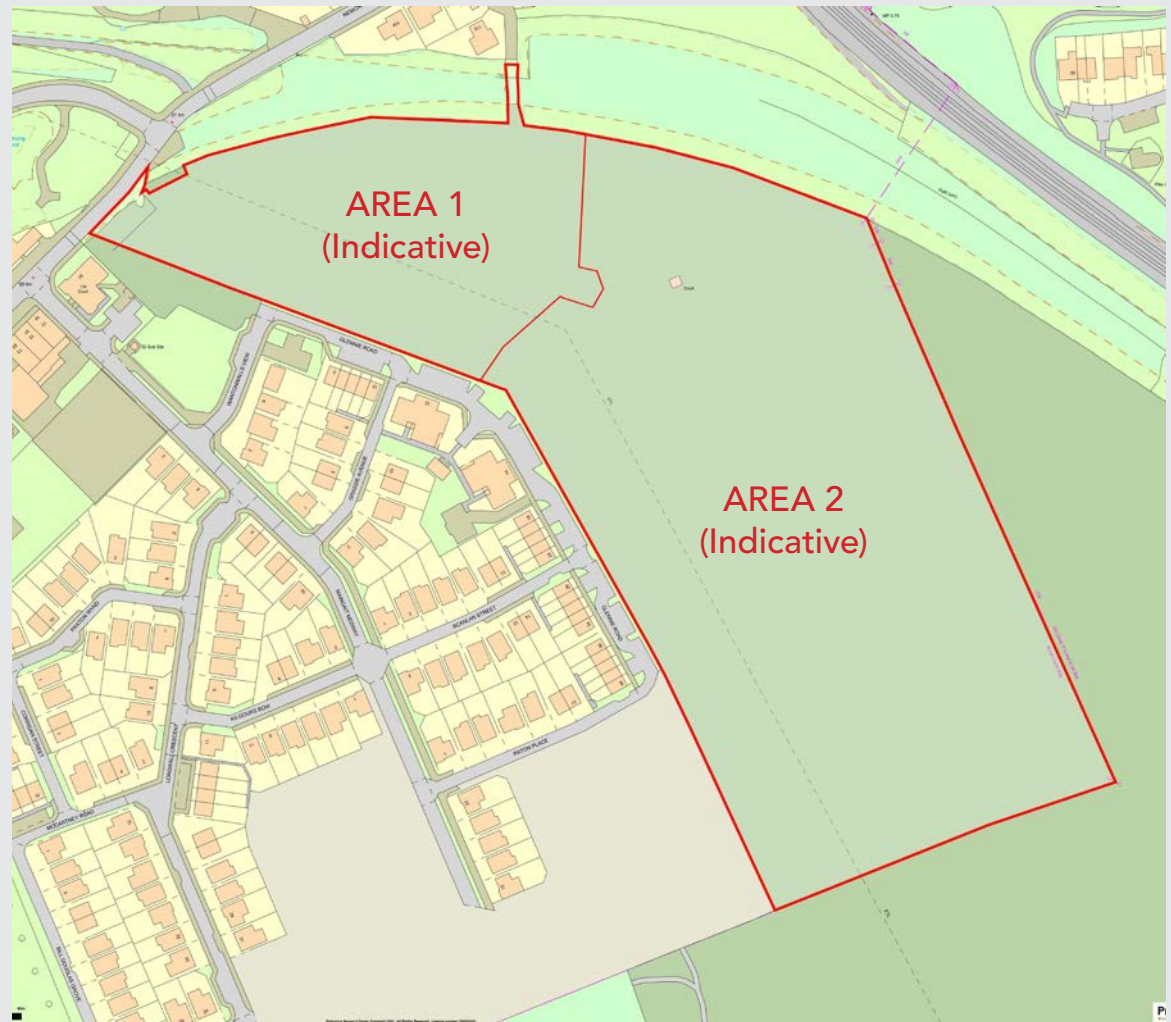
www.scarlettdev.co.uk/developments/newcraighall

SCARLETT
LAND AND DEVELOPMENT

John Brown & Co
CHARTERED SURVEYORS AND TOWN PLANNING

Land to the South of Newcraighall Road, NEWCRAIGHALL, EDINBURGH

- Allocated new build housing land in the village of Newcraighall, Edinburgh
- Site area (Area 1) - c.2.35 ha (5.8 acres) / developable area c.1.08ha (2.7 acres)
- Option land (Area 2) - c.4.05 ha (10 acres) / developable area c.2.85 ha (7 acres)
- Approx. 5 miles from Edinburgh city centre
- Planning status: allocated for housing in the adopted Edinburgh Local Development Plan (2016) (part of the wider Newcraighall East Site Brief for c.275-385 units)
- Excellent road and rail links to Edinburgh city centre
- Offers Invited



Site

The site forms the final part of the Newcraighall East housing allocation in the adopted Edinburgh Local Development Plan. This is a major residential allocation, the majority of which is nearly complete having been developed by Avant Homes adjoining the site.

Area 1

The site (known as Area 1) has a total area of c. 2.35 ha (5.8 acres) of which c.1.27 ha (3.1 acres) is sterilised by pylons, leaving a balance of c.1.08 ha (2.7 acres) after the required 30m stand-off area around the pylons is accounted for.

The site is a relatively flat arable field immediately adjoining and accessed from Avant Homes new housing development “Balfour Park” to the southwest. The site is bounded to the north by Newcraighall Road, to the south by agricultural land (Area 2) leading to Queen Margaret University (QMU) and Musselburgh Railway Station and to the east by a wildlife corridor leading on to the embankment to the main east coast railway line.

Access to the site is from Newcraighall Road to the north of the site via Maingait Medway.

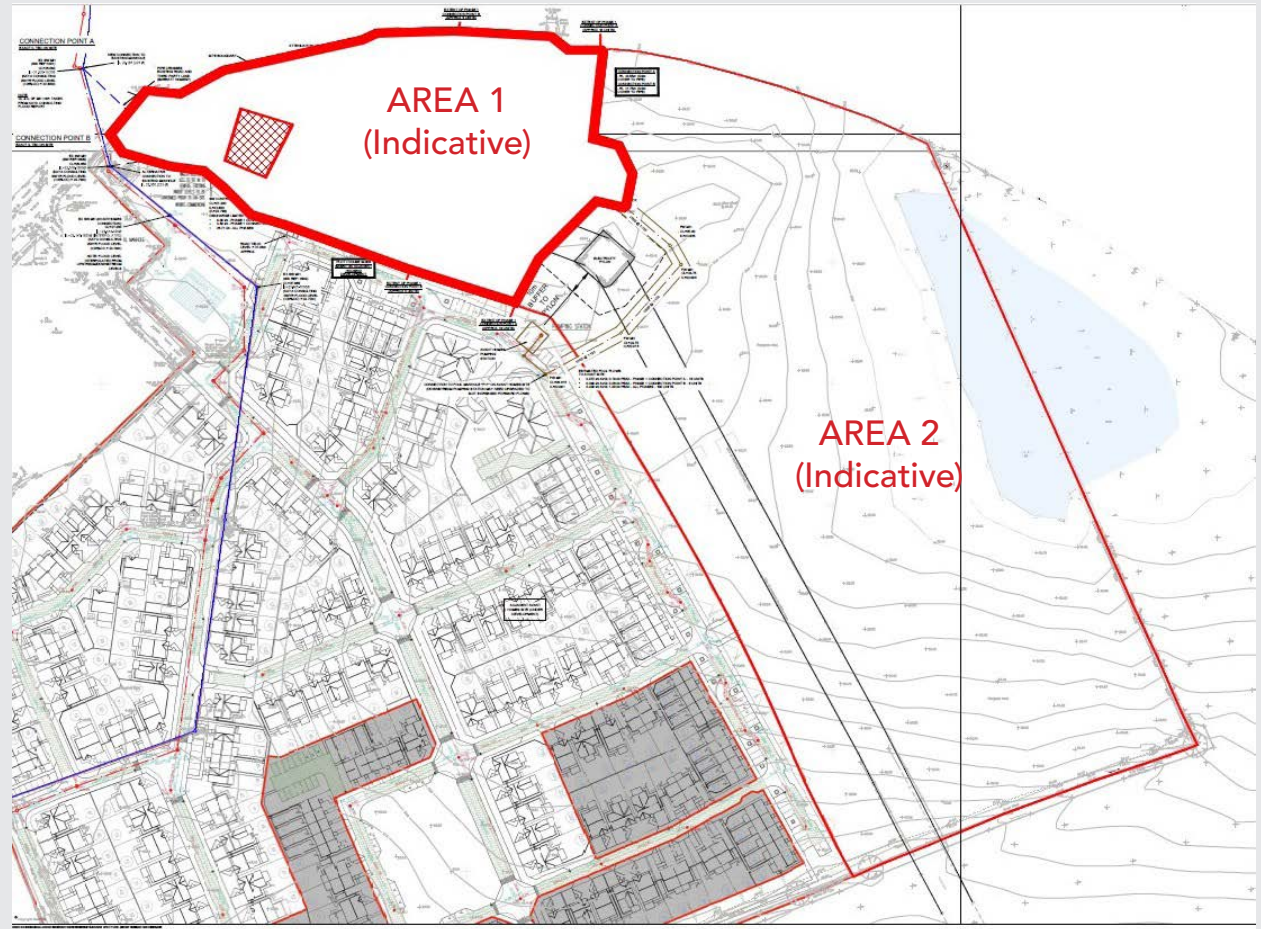
In order to facilitate future potential development of Area 2 (below) the Seller will retain an access on the west boundary of Area 1 (in parallel with the neighbouring Avant site).

Area 2

Area 2 is located to the south of Area 1 and may be available to purchase under an Option. The site has an area of c.4.05 ha (10 acres) of which c.1.2 ha (2.3 acres) is sterilised by a pylon, leaving a balance of c.2.85 ha (7 acres).

The purchaser of Area 1 will be required to provide access and services of sufficient capacity to enable future development of Area 2 regardless of whether an Option is taken over Area 2.

Area 2 is bordered to the south by the constitutional boundary with East Lothian Council in which the adjoining land is allocated for development as a business park.



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Local Area

- Situated in the village of Newcraighall.
- Approx. 5 miles east of Edinburgh city centre.
- Approx. 1 mile from Portobello and Musselburgh.
- Good transport links to Edinburgh and surrounding area.
- Bus stops on Newcraighall Road.
- Newcraighall Railway station approx. 0.5 mile / Musselburgh Railway station approx. 1 mile.
- **Local amenities:** convenience store in village, Cuddie Brae Pub & Grill. Fort Kinnaird Retail Park is approx. 0.5 miles.
- **Leisure amenities:** Bannatyne Health Club & Spa, Newcraighall Bowling Club, Newcraighall Public Park, Pure Gym (Fort Kinnaird) Aroha Salon, Newhailes Estate with Weehailes Adventure Park, The Musselburgh Golf Club, Duddingston Golf Club, Portobello Golf Course.
- **Retail:** Fort Kinnaird Retail Park approx. 0.5 miles – high street shops, Odeon cinema, Pure Gym, M&S Foodhall. Asda at The Jewel is approx. 1.5 miles. Musselburgh approx. 1 mile with various shops and Tesco, Co-op, Aldi, and Lidl supermarkets.
- **Education:** catchment areas for Newcraighall Primary / St Francis's RC Primary and Castlebrae High / Holy Rood RC High Schools.
- **Higher Education:** Edinburgh College at the Milton Road Campus and Queen Margaret University in Musselburgh.



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- | | |
|---|---|
| 1. Newcraighall Train Station | 10. Queen Margaret University |
| 2. Fort Kinnaid Shopping Centre | 11. NTS Newhailes House & Gardens |
| 3. Asda | 12. Newcraighall Bowling Club |
| 4. Edinburgh College (Milton Road Campus) | 13. Portobello |
| 5. Proposed New Brunstane development | 14. Cuddie Brae Pub & Grill / Bannatyne Health Club & Spa |
| 6. Newcraighall Village (Barratt Homes) | 15. Arthur's Seat / Holyrood Park |
| 7. Balfour Park (Avant Homes) | 16. A1 |
| 8. Musselburgh | |
| 9. Musselburgh Train Station | |

Transport



Edinburgh's main railway stations at Waverley and Haymarket are within 6.4 miles of the site. Newcraighall train station is 0.5 miles / Musselburgh train station 1 mile.



Lothian buses operate several services along Newcraighall Road within walking distance of the site.



Approx. 4.5 miles from Edinburgh City Centre. The site is approx. 1 mile from the Newcraighall Junction of the City Bypass / A1.



National Cycle Route 1 (NCR 1) runs close by the site connecting Edinburgh to Musselburgh.



Edinburgh Airport is located approx. 14 miles to the west. It can be reached easily by car or public transport.

Planning

A detailed Planning Statement has been prepared by Stefano Smith Planning and can be viewed on the website.

The site forms part of the Local Development Plan HSG 27 (Newcraighall East) housing allocation. Planning permission in principle 10/03506/PPP was granted on the 7 September 2015 for a residential development with local mixed-use facilities and associated infrastructure and landscape works. The estimated capacity was 275-385 units, of which Avant have developed c. 247 units.

Planning consultant:

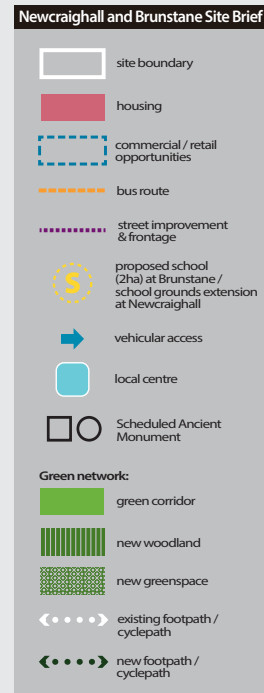
Stefano Smith Planning
07464 744337
info@stefanosmithplanning.com
www.stefanosmithplanning.com



Planning Conditions

Education contribution: c £23,000 per unit.
Affordable Housing: 25% currently.

All planning enquiries should be directed to:
City of Edinburgh Planning Department,
Waverley Court,
4 East Market Street,
Edinburgh, EH8 8BG
0131 200 2000
planning@edinburgh.gov.uk



Newcraighall and Brunstane Site Brief (extract from adopted Edinburgh Local Development Plan 2)

Geotechnical consultant:

David Mason
0141 420 2025
dmason@masonevans.co.uk



Site Investigation report (6 years old) covering the wider site. Current quote of £25,000 to update (including site works).

Cost consultant:

Doug Kirby
01698 744 610
info@indevconsult.com



Consultant Civil / Structural Engineer:

Stephen Holmes
0141 433 7210
sholmes@wardell-armstrong.com



Further Information

Offers

Offers Invited:

1. Offers for the Area 1, subject to permissions. The parties to provide development layouts, density calculations and basis of offer to determine land value net of Section 75 and ground conditions. It is understood there is capacity to provide both surface water drainage arrangements and mains drainage to this area. Please discuss physical planning of services and ground works with consultants.
2. Offers for Area 1 plus the option to purchase Area 2, subject to detail regarding planning requirements and timescales, providing methods of delivery and timescales for land purchases. Please provide a minimum price based on proposed development density and net price per square foot of development realised. Reference to consultants and proposed development should be provided, evidence of understanding of physical restrictions and drainage requirements clarified.
3. Unconditional offers for both Area 1 and Area 2, based on information provided with payment as one tranche within three months. Clean sale, no conditions.

Conditions of Sale

- Sales will be subject to a planning clawback or increased value realised if sold in part or whole, within a 5 year period, after consent in detail has been achieved.
- Interviews will be likely with parties to ensure the seller is advised that interested parties have an understanding of development and to inform of likely deduction of, as yet unquantifiable costs. A mechanism to determine these to be agreed.

- A deposit, unreturnable, is requested at point of preferred bidder status being confirmed, please state the sum offered. A longstop date for receiving funds will be agreed. An inflation clause is to be considered between the seller and the buyer(s).
- Site to be sold subject to ground conditions and services capacity.
- Reserve access to lower section of the site.
- Purchaser(s) to retain Wardell Armstrong and Mason Evans; collateral warranty provisions offered to the seller.

VAT

We have been advised that the site is not opted to tax so no VAT will be chargeable.

Website

Further information available to download from the website at: www.scarlettdev.co.uk/developments/Newcraighall

Viewings

Please inform the joint agents if you intend to view the site.

Contact

Please contact the joint selling agents:

SCARLETT
LAND AND DEVELOPMENT



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John Brown & Co
COMMERCIAL ESTATE AGENTS AND TOWN PLANNERS



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Prepared July 2021