

FOR SALE – PRIME DEVELOPMENT OPPORTUNITY

3 MARCHHALL CRESCENT, BLACKET, EDINBURGH, EH16 5HP



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The red line boundary is indicative and for illustrative purposes only.

FOR SALE – PRIME DEVELOPMENT OPPORTUNITY

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- Prime Development Opportunity
- Site area approx. 1.49 acres (0.6 ha)
- Total existing GIA approx. 13,940 sq.ft (1,295 sq.m)
- Category B Listed (Victorian building only)
- Situated in Edinburgh's prime Blacket area
- Spectacular views towards Holyrood Park and Arthur's Seat
- Potential for re-development to high-quality residential apartments, single house, care home, prime PBSA or other uses (subject to planning)
- To be sold with Vacant Possession
- Offers Invited

Description

The property consists of a two story building (with small basement cellar and a one storey modern extension) over ground and first floors on a site area of approx. 1.49 acres (0.6 ha). The B Listed property originates from circa 1854 and is described as an L-plan picturesque house in the style of Bryce and Burn with a service wing to the north. The modern extension to the south is not included in the listing.

The Gross Internal Area (GIA) of the main building is approx. 13,326 sq.ft (1,238 sq.m) plus outbuildings of approx. 614 sq.ft (57 sq.m).

The total approx. GIA (main and external buildings) is 13,940 sq.ft (1,295 sq.m).

Marchhall House formerly served as a hospital during the First World War and subsequently became a nursing home. It lies within the Blacket Conservation Area.

The northern, eastern and southern boundaries are formed by mature trees which do not have Tree Preservation Orders but are protected by the Blacket Conservation Area. The western boundary is formed by the buildings and a stone wall facing onto Marchhall Crescent.





Location

Edinburgh is Scotland's capital city with a fast growing population of approx. 500,000 and a wider regional population of approx. 1.4 million.

Edinburgh is the largest financial centre in the UK outside London and many of Scotland's well established businesses are based in the city along with the Scottish Parliament at Holyrood. Edinburgh is also an internationally renowned tourist destination and is home to the world's largest arts festivals – the Edinburgh International Festival and the Fringe taking place each summer.

Marchhall Crescent is located approximately 1.5 miles to the south east of Edinburgh city centre on the edge of the Blacket area, a highly desirable residential area.

Excellent local amenities are within walking distance in nearby Newington offering a large selection of independent shops, restaurants and cafés, bistros and bars. Supermarkets include Tesco, Co-op, Lidl and a Sainsbury's at Cameron Toll shopping centre.

Neighbourhood

Blacket and Newington are vibrant residential suburbs comprising a mix of Victorian tenements and Georgian terraced housing. The area is one of the most socially diverse in Edinburgh with a mix of students and local residents. It is also home to Edinburgh's only synagogue, the National Library of Scotland and the headquarters of Historic Environment Scotland.

There are expansive green open spaces nearby including 640 acres at Holyrood Park / Arthur's Seat, The Meadows, Bruntsfield Links, and Blackford Hill all offering walking and cycling opportunities.

Local recreational facilities include the Royal Commonwealth Pool, Prestonfield Golf Course, Duddingston Golf Course, Prestonfield Tennis Courts and the former 'Innocent Railway' path on National Cycle Route1.

Nearby schools include Preston Street Primary School, James Gillespie's High School, St Peter's RC Primary, St Thomas of Aquin's RC High, George Watson's College and George Heriot's School.

Transport



The site is located approx. 3.5 miles from Edinburgh City Bypass via the A7 or the A772 giving access to the wider motorway network.



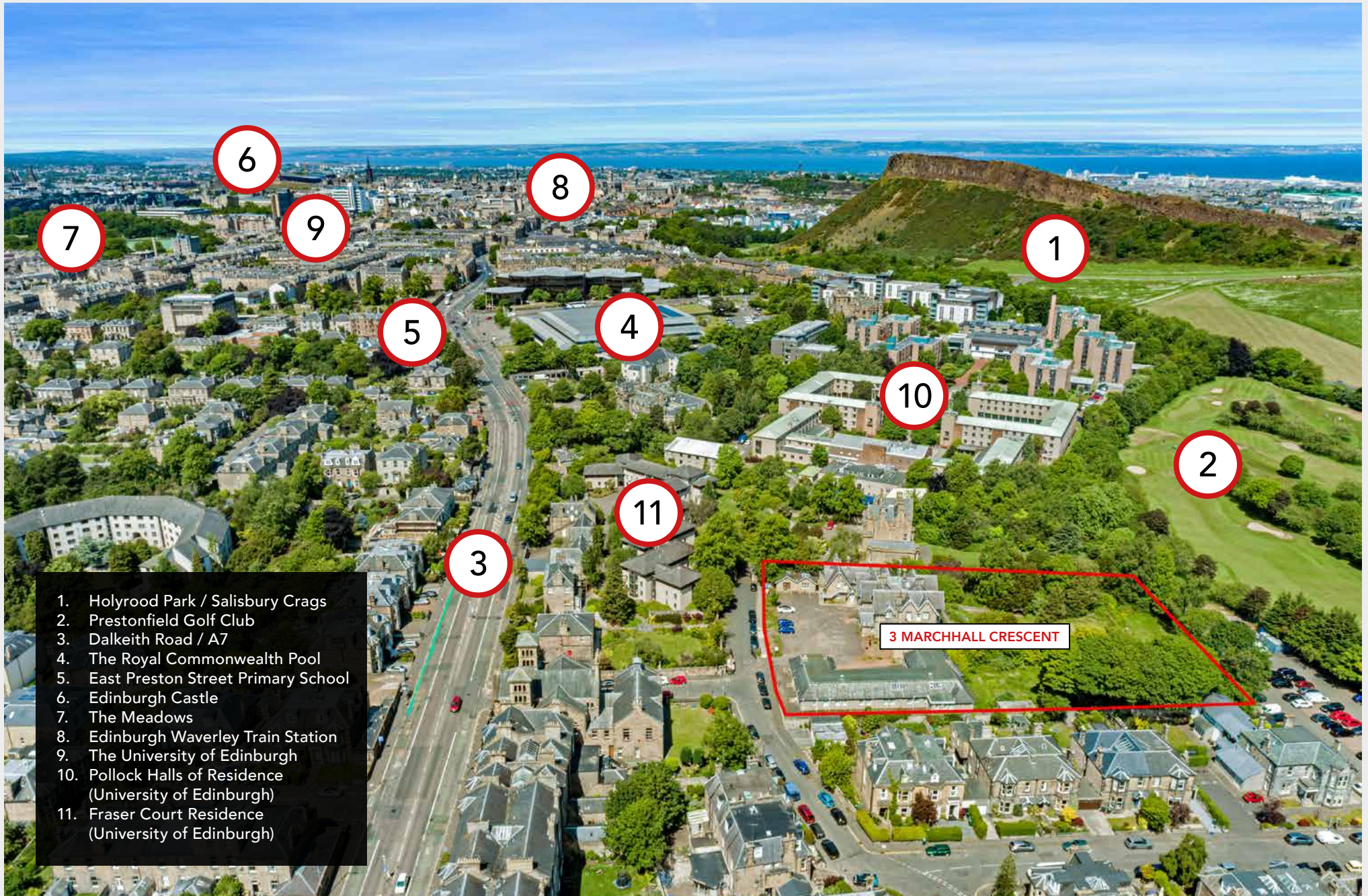
There are regular bus services from Dalkeith Road and Newington Road.



The closest train station is Edinburgh Waverley – approx. 1.5 miles.



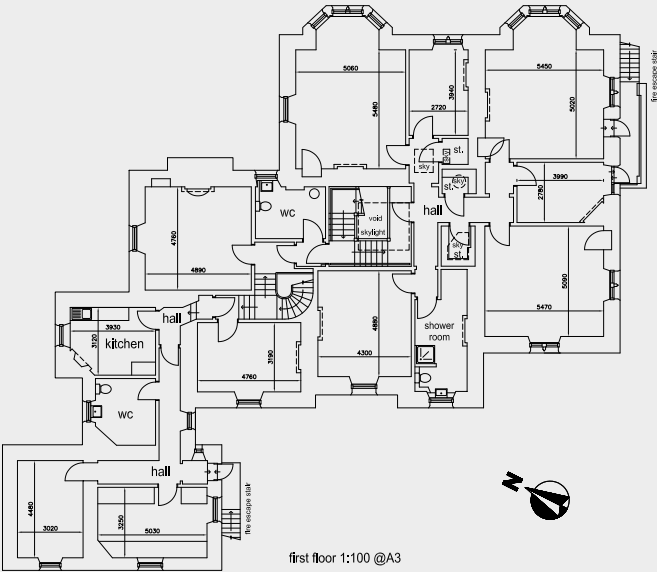
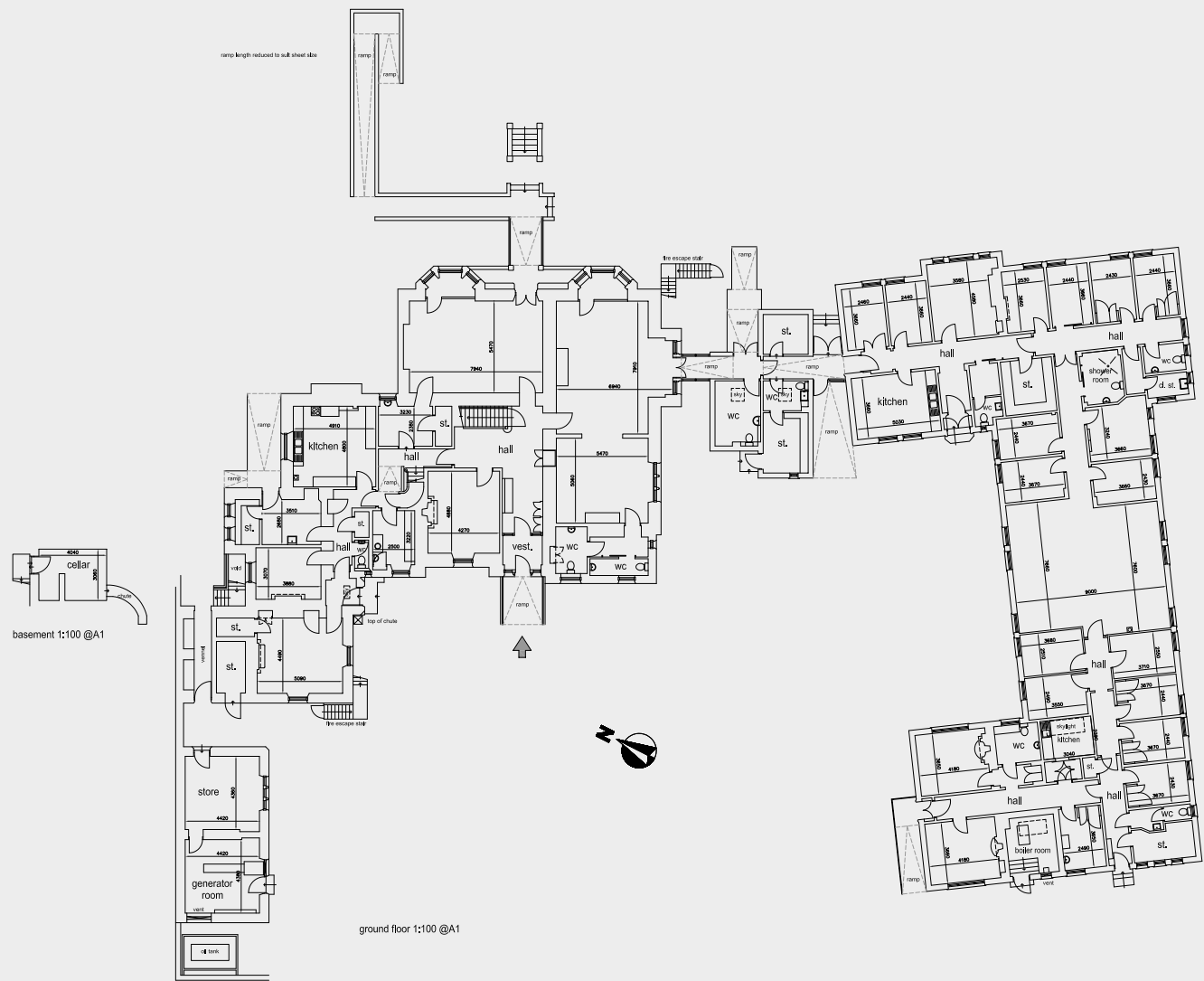
Edinburgh Airport is approx. 9.5 miles.



1. Holyrood Park / Salisbury Crags
2. Prestonfield Golf Club
3. Dalkeith Road / A7
4. The Royal Commonwealth Pool
5. East Preston Street Primary School
6. Edinburgh Castle
7. The Meadows
8. Edinburgh Waverley Train Station
9. The University of Edinburgh
10. Pollock Halls of Residence (University of Edinburgh)
11. Fraser Court Residence (University of Edinburgh)

3 MARCHHALL CRESCENT

Existing Floor Plans



Internal Areas	GIA	
	sq.ft	sq.m
Main Building		
Basement	129	12
Ground Floor (north)	3,907	363
Ground Floor (centre link)	506	47
Ground Floor (south)	5,059	470
First Floor	3,724	346
TOTAL INTERNAL GIA	13,326	1,238

External Areas	GIA	
	sq.ft	sq.m
Boiler House	108	10
Generator Building	452	42
Store	54	5
Total External GIA	614	57
TOTAL GIA	13,940	1,295

Not to scale



Development Potential

Subject to planning, the site offers development potential for a wide range of uses, including (but not restricted to): residential, student housing, assisted living and office; Morgan Architects have given consideration to potential redevelopment schemes and can be contacted to discuss further. One potential residential option, for example, is illustrated at a high level on the following page.

Contact:

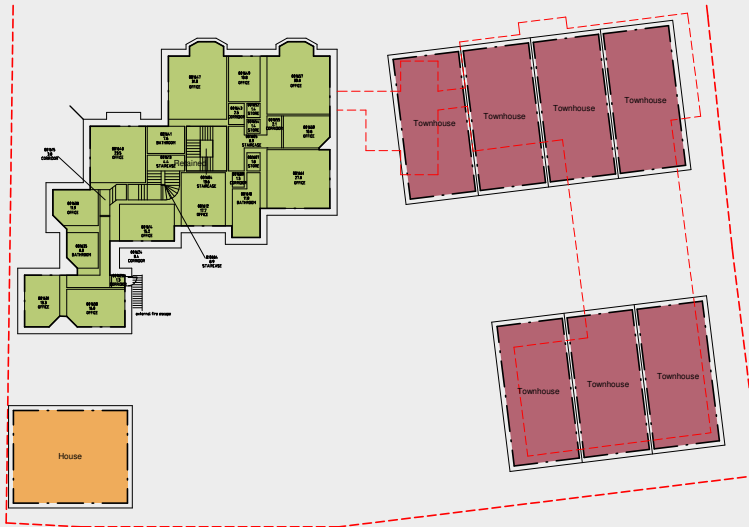
Guy Morgan

07946 534 086

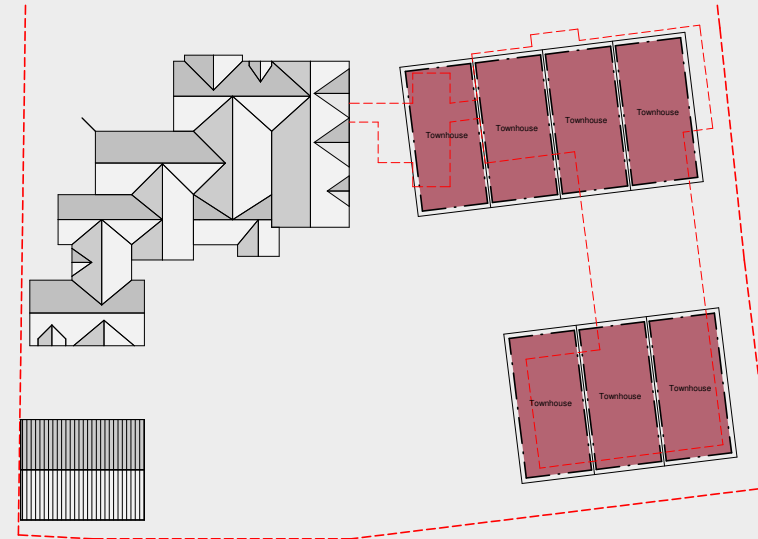
guy@morganarchitects.co.uk



POTENTIAL DEVELOPMENT OPTIONS



First Floor Plan



Second Floor Plan



Ground Floor Plan

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DRAWING KEY

- Proposed development of new 3 storey townhouse - approx. 207m² each
- Proposed development of new 2 storey house - approx. 158m²
- Existing element retained and converted to single house or flatted use
- Downtakings

Existing GIA	1238m ²
Proposed GIA	2289m ²

GENERAL NOTES

- All floor areas are approximate a
- This drawing is based on PDF a
- by others, measured survey requi

Planning

The main building is B Listed and any works to the building which will affect any feature of importance (including alteration or demolition) will require listed building consent as part of any redevelopment proposal. As the site is also situated within the Blacket Conservation Area, conservation area consent will also be required for the demolition of the unlisted buildings on the site. All development will have to preserve or enhance the character and appearance of the area, and preserve the listed building.

The listed northern building contributes to the character of the Conservation Area, which is defined as a low-density suburb of detached and semi-detached Georgian and Victorian villas, enhanced by mature gardens and street planting. There are a variety of architectural styles, given homogeneity and unity through controlled heights, building lines and massing and the predominant use of local sandstone with slate roofs. The mature trees are also important features and provide an important setting to the listed building. Whilst not protected by Tree Preservation Orders, the trees are protected as being in the Conservation Area and should be retained where possible.

There is good potential for the change of use of the existing listed building and for new building within the existing developed part of the site in principle. The open ground to the rear of the listed building is important to its setting, and the major trees to the rear comprise a constraint to the development of this part of the site, limiting development potential.

Due to the site context, high quality development will be required which respects the character and appearance of the area. Contemporary new building could be appropriate. Residential amenity will have to be protected.

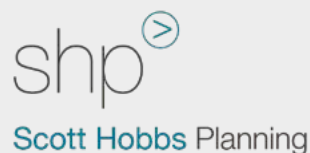
Depending upon the use, developer contributions may be required.

Contact:

Sheila Hobbs

0131 226 7255

sh@scotthobbsplanning.com



Energy Performance Certificate

The EPC rating is E.

A copy of the certificate is available.

Offers

Offers for the Heritable Interest (Scottish equivalent to English Freehold) are invited for the whole. Offers that are not subject to planning are preferred (combined with a clawback payable on receipt of planning); Subject to planning offers may be considered. Interested parties should contact the joint selling agents to be kept informed of any closing date set, arrange viewings and receive further information. The seller reserves the right to sell the property without reference to any other party. A title plan will be prepared prior to sale. Only indicative boundaries are provided within this sales brochure and should not be relied upon.

Further Information

A dataroom is available containing a comprehensive schedule of photographs, floorplan and a limited amount of additional technical information. For access please contact the joint agents.

VAT

To be confirmed.

Rateable Value

The subjects are entered into the valuation role at £34,700. The rates poundage for 2023/2024 being £0.498 exclusive of water and sewerage rates.

Legal Costs

Each party to bear their own costs in the documentation of this transaction with the ingoing purchaser liable for any registration dues, LBTT and VAT incurred thereon.

Viewings

Viewings are strictly by appointment only with the Joint selling agents.

Drone Footage



[Watch drone footage.](#)

Further Information

Please contact the joint selling agents:



www.scarlettdev.co.uk

Will Scarlett
07768 146 642
will@scarlettdev.co.uk



www.cushmanwakefield.com

James Thomson
07768 472 130
James.thomson@cushwake.com

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Particulars Prepared: September 2023