

FOR SALE



CARE HOME DEVELOPMENT OPPORTUNITY

- ◆ Planning Permission in Principle granted for care home use
- ◆ Site extends to c. 1.018 acres
- ◆ Prime roadside location
- ◆ Part of a high quality residential development by CALA Homes which will provide on completion 980 new homes, a new primary school and commercial/retail centre



BUILYEON ROAD



SOUTH QUEENSFERRY



EDINBURGH

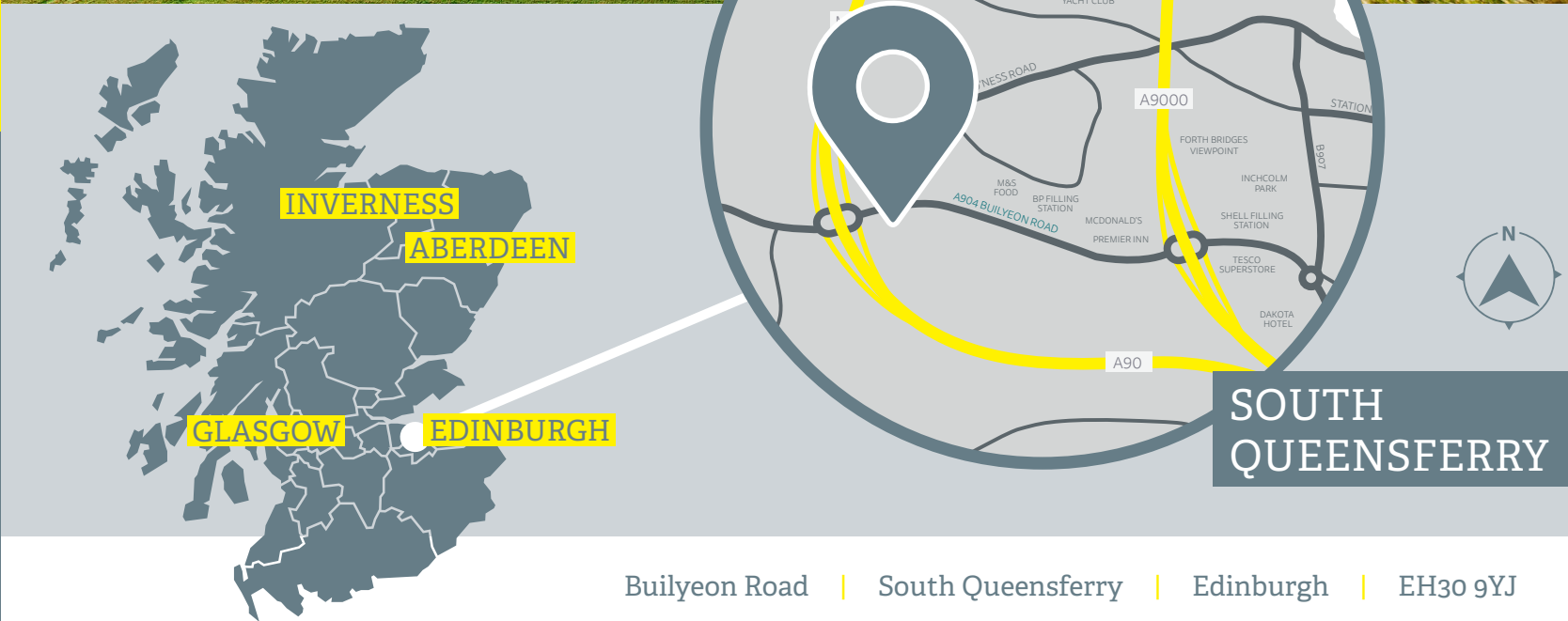
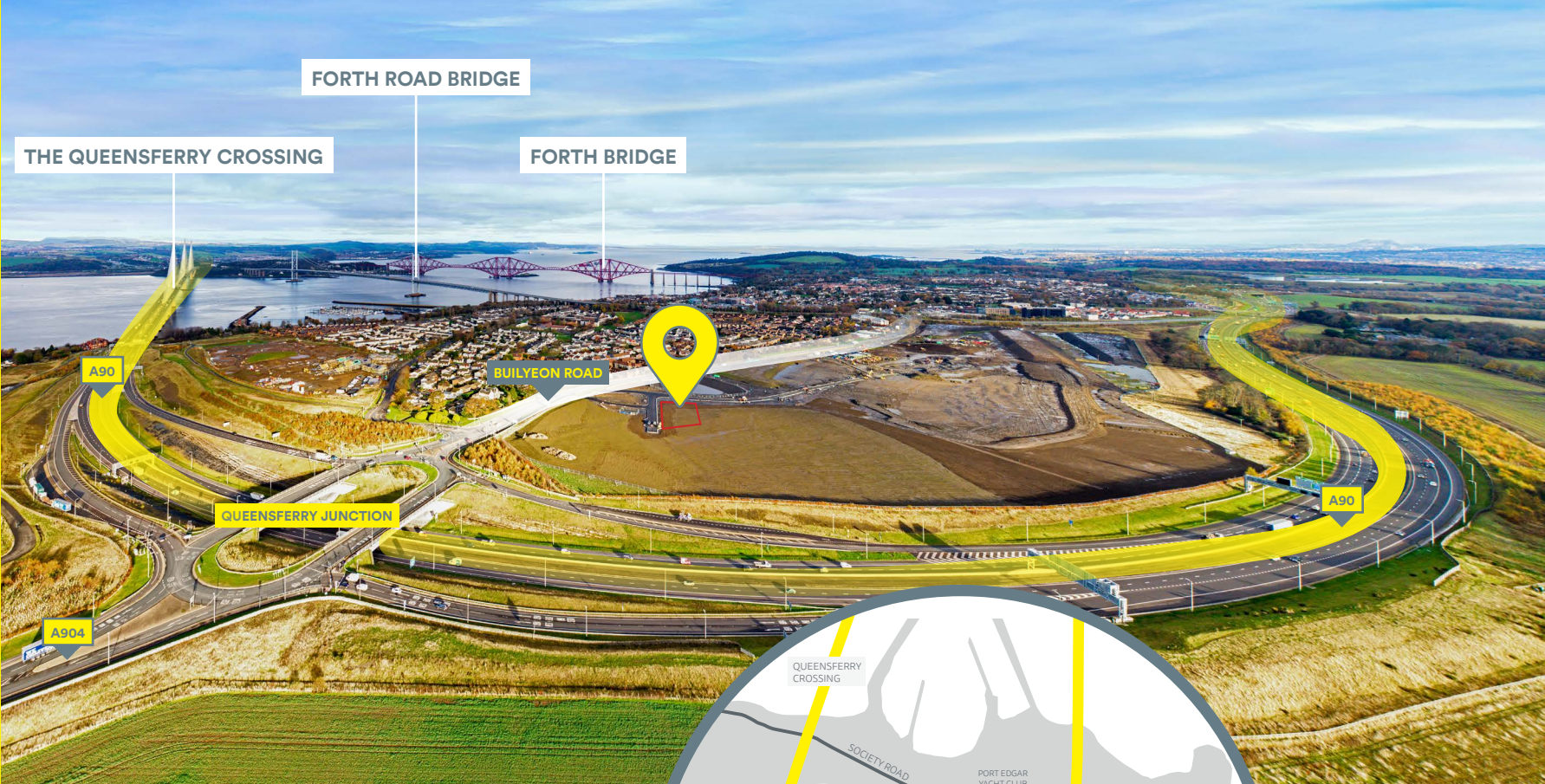


EH30 9YJ

LOCATION

The subjects are located to the South of South Queensferry, five minutes drive from the town centre. South Queensferry lies approximately 10 miles North West of Edinburgh.

The subjects are located adjacent to the main link road leading to / from the town of South Queensferry to the Queensferry Crossing and benefits from excellent access to the main road network. In addition to excellent road connectivity, Dalmeny train station is located a short distance away providing rail travel access to the South and North.



ADJACENT TO **RETAIL**



ADJACENT TO **BUS STOPS**



VIEWS OF QUEENSFERRY CROSSING

DESCRIPTION

The subjects extend to approximately 1.018 acres and are broadly rectangular in shape and level. The Vendor has completed initial ground works to include the formation of the access road and site levelling works to the site.

The site will be sold with services brought to the boundary, with the Purchaser having the relevant rights to connect into. These will include electricity, gas and connection in to the Scottish Water network (water and foul). The purchaser will make their own applications with the appropriate utility company.

A site wide multi-utility agreement is in place. The purchaser will work with this utility company to deliver the proposed development.

The subjects will be located adjacent to a new commercial/retail centre which will include a petrol filling station, restaurants and food store. Additional convenience retail may also be added. There will therefore be excellent amenities available adjacent to the site for sale.



PLANNING



The site benefits from Planning Permission in Principle (PPiP) for care home use (Ref: 21/04018/PPP).

Further information with regard to the planning consent can be viewed by clicking on the following link to Edinburgh Council’s planning portal [here](#).

FURTHER INFORMATION



Technical information is available to interested parties on request. Please contact the selling agents for access details.



INDICATIVE NORTH - EAST ELEVATION



INDICATIVE NORTH - WEST ELEVATION



INDICATIVE SOUTH - WEST ELEVATION



INDICATIVE SOUTH - EAST ELEVATION

Final detail subject to purchasers design and planning

SALE TERMS

The Vendor is seeking offers for the Heritable interest in the subjects. It is the preference of the Vendor to secure a clean sale however consideration will be given to a conditional offer to purchase.

Interested parties should note interest with the joint selling agents to receive further information and to be kept informed of any closing date.

VAT

VAT will be payable on all outgoings.

PRICE

Offers are invited.

LEGAL FEES

Each party will be responsible for their own legal fees with the Purchaser responsible for LBTT, Registration Dues and any other costs thereon.

DATE OF ENTRY

On conclusion of clean Missives.

VIEWING

Viewings of the site are by appointment only. Please contact the joint selling agents to arrange.





DISCLAIMER The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.
Photos / Brochure prepared November 2022.

Produced by Designworks.

FURTHER INFORMATION



For further information,
please contact either of the
joint selling agents.



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