

# FOR SALE DEVELOPMENT OPPORTUNITY

5 STEAD'S PLACE, EDINBURGH, EH6 5DY

SCARLETT  
LAND AND DEVELOPMENT



[www.scarlettdev.co.uk/developments/steadsplace](http://www.scarlettdev.co.uk/developments/steadsplace)

The red line boundary is indicative and for illustrative purposes only



## Summary

- Residential Development Site
- Site area approx. 0.04 ha (0.11 acres)
- Planning Consent for 11 new build residential units
- Planning Ref: 15/02312/FUL
- Offers Invited

## The Site

The site is located on the south side of Stead's Place just off Leith Walk, Edinburgh; it currently operates as a MOT Centre, occupied by McGregor MOT Centre. The site is within the Leith Conservation Area.





## Connectivity

The site is very well connected and located approx. 1.6 miles north of Edinburgh City Centre (and approx. 1.2 miles to the Edinburgh St James Quarter).



Once tram works are completed in Spring 2023 the closest tram stops will be Balfour Street and Foot of the (Leith) Walk – both approx. 5 minute walk from the site.



The closest train station is Waverley – approx. 1.6 miles



The site is within easy cycling distance of the city centre and surrounds.



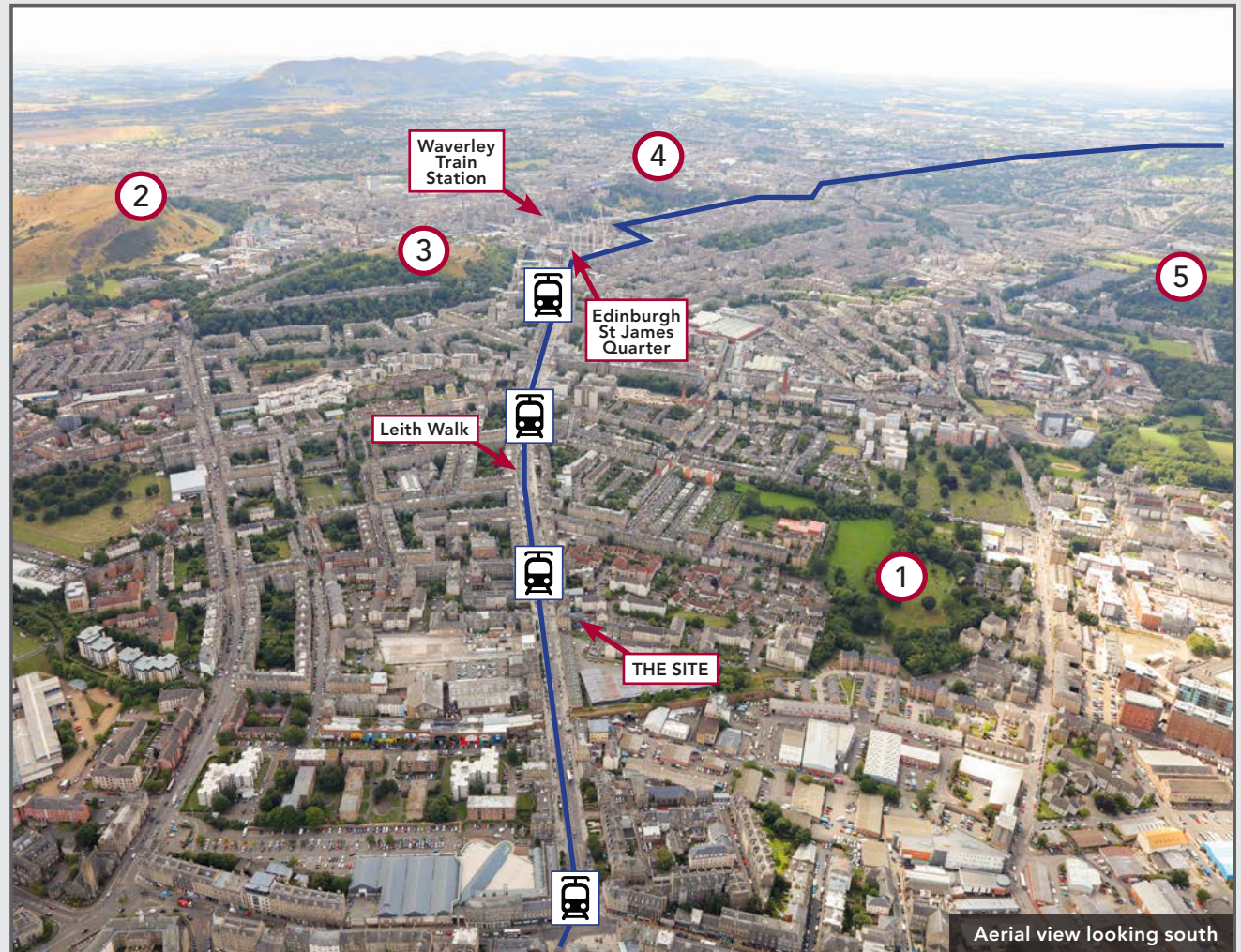
Lothian Buses run up and down Leith Walk 24 hours a day (some service diversion while tram works are ongoing)



The city bypass is approx. 8 miles to the south with access to the M8 and M9 motorways leading to the west and the north and to the A1 leading to the south.



Edinburgh Airport is approx. 10 miles to the west.



### Local landmarks

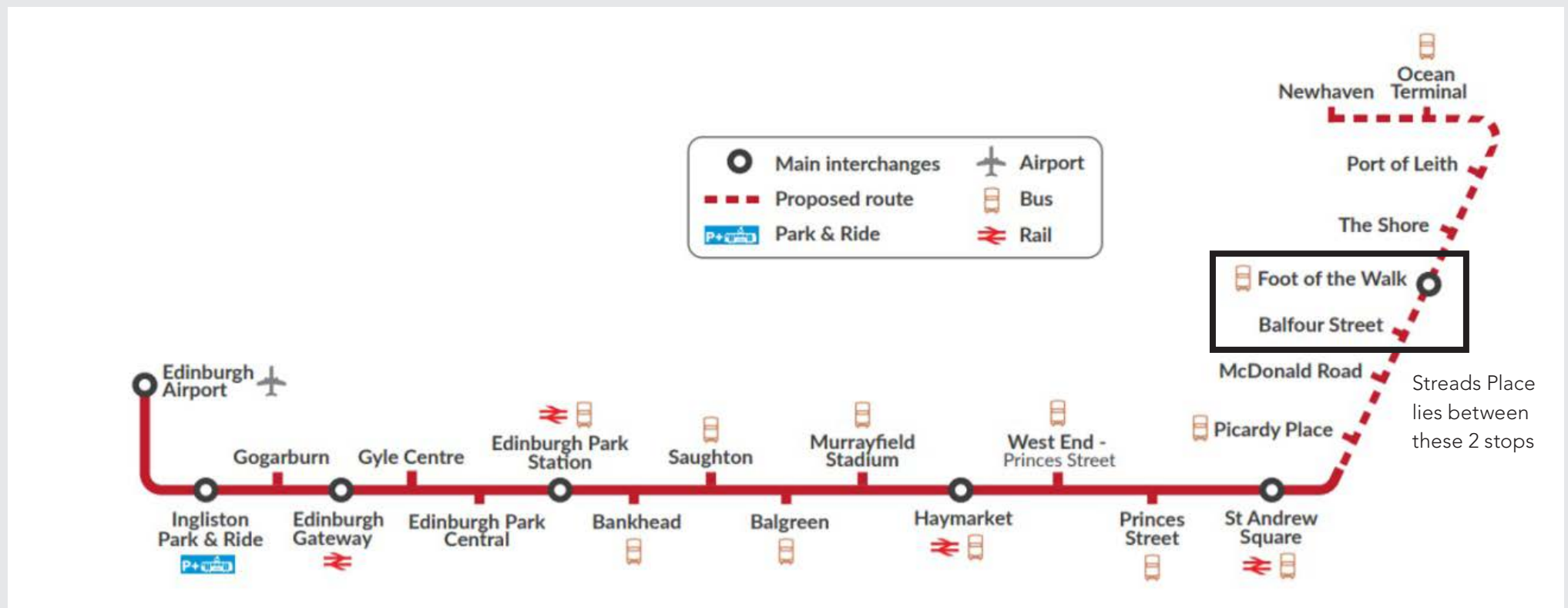
- |                  |                                   |
|------------------|-----------------------------------|
| 1. Pilrig Park   | 4. Edinburgh Castle               |
| 2. Holyrood Park | 5. Royal Botanic Garden Edinburgh |
| 3. Calton Hill   |                                   |

## Trams

The “Trams to Newhaven” project will extend the existing tram line from Edinburgh Airport, which currently terminates at York Place, by connecting Leith and Newhaven with 8 new stops. The project means the tram line will run down Leith Walk past the site with closest tram stops to Stead’s Place at Balfour Street and Foot of the Walk (both 5 minutes’ walk away). Travel time from these stops will be (approx.):

- 5-10 mins to Picardy Place (St James Quarter)
- 40-45 mins to Edinburgh Airport

Construction began in 2019 with an estimated completion date of Spring 2023.





## Local Area

Stead's Place is located in Leith which is emerging as Edinburgh's most vibrant locale in terms of restaurants, the Arts and Edinburgh's rapidly growing gaming and technology sectors.

Leith Walk is witnessing significant resurgence as a result of a combination of factors; the tram route down Leith Walk is well progressed and due for completion Spring 2023; the St James Quarter, [www.stjamesquarter.com](http://www.stjamesquarter.com), due for completion June 2023, has sent a ripple of development activity down Leith Walk; the Shore area, at the foot of Leith Walk is witnessing significant development by CALA, S1, Harrisons and the redevelopment of Ocean Terminal.

The Shore area of Leith (approx. 15 minute walk) offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants (The Kitchin and Restaurant Martin Wishart); whilst the shopping centre 'Ocean Terminal' has many high-street names, restaurants, a Marks & Spencer Foodhall, Pure Gym, and a Vue multi-screen cinema.

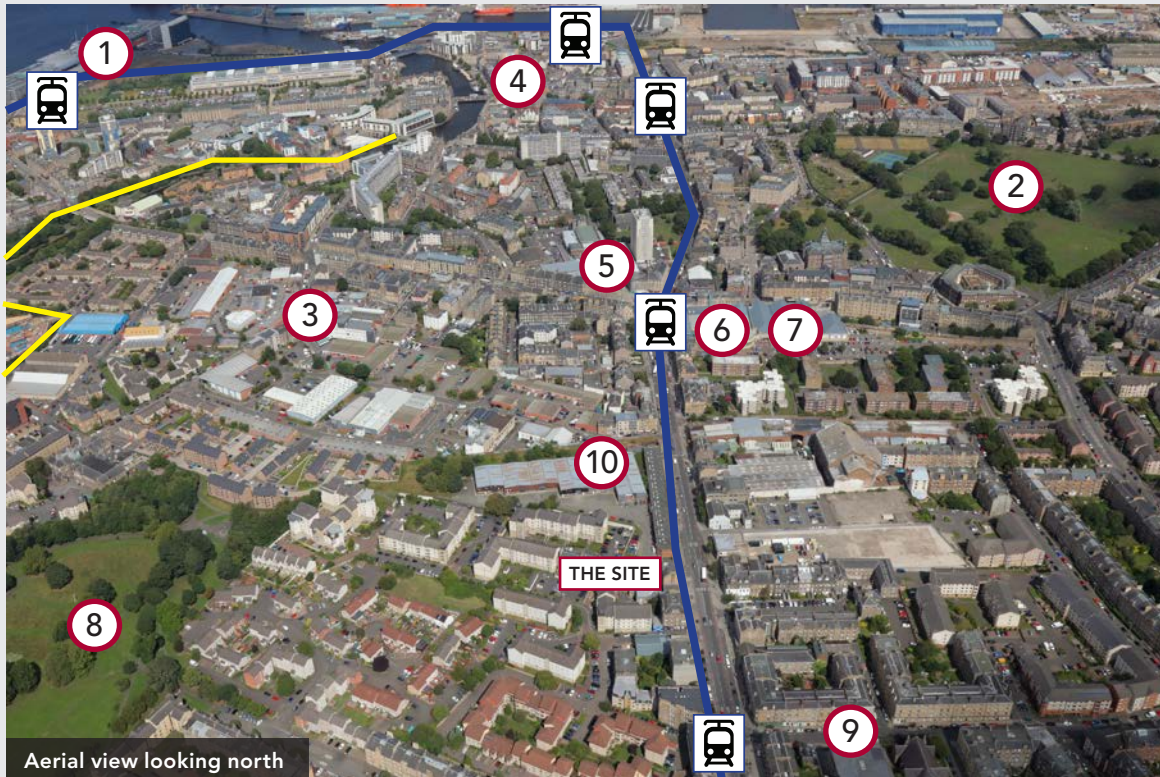
Local supermarkets include Tesco, Lidl and Asda as well as numerous local, independent and artisan shops, cafes and restaurants along Leith Walk and down to The Shore.

There are several public parks leisure amenities close to the site, including Leith Links, Pilrig Park, Leith Victoria Swimming Pool, David Lloyd Leisure at Newhaven, and The Water of Leith Walkway.

Stead's Place is within the school catchment areas for Lorne Primary / St Mary's RC PS and Leith Academy / Holy Rood RC HS.







1. Ocean Terminal / Royal Yacht Britannia
2. Leith Links
3. Leith Victoria Swim Centre
4. The Shore
5. Newkirkgate Shopping Centre
6. Wonder World Soft Play
7. Tesco
8. Pilrig Park
9. Lorne Primary School
10. Drum Property Group Site

— Tram route  
— Water of Leith Walkway

## Local Development

Opposite the site at 106-162 Leith Walk, Drum Property Group have received planning consent for 148 flats as well as the retention and refurbishment of the existing sandstone frontage building and change of use of units within it to Class 1 (shops), Class 2 (Financial, Professional and Other Services), class 3 (Food and Drink) and class 4 (Business). Planning Ref. 20/05553/FUL



## Planning

Planning ref: 15/02312/FUL

Planning permission was granted on 25th March 2019 for 11 units.

2 Ground floor plan  
1:100



5 First & second floor plan  
1:100





4 Third floor plan  
1:100



3 Fourth floor plan  
1:100





## Schedule of Accommodation

Unit No.	Floor	Beds	Per Unit	
			Sqm	Sqft
1	Ground	3	90.7	976
2	Ground	2	66	710
3	First	3	90.7	976
4	First	2	66	710
5	First	1	53	570
6	Second	3	90.7	976
7	Second	2	66	710
8	Second	1	53	570
9	Third	4	137	1,475
10	Third	3	106	1,141
11	Third	2	71	764
<b>Total</b>			<b>890</b>	<b>9,581</b>

## Section 75 Agreement

The Section 75 Agreement has been signed and can be viewed on the Planning portal or on our website. The following contributions are required:

- Tram Contribution: £28,600
- City Car Club Contribution: £12,500

## Design & Access Statement

As part of the planning process a Design & Access Statement was prepared by Richard Hall Architecture & Design. For further details contact:

**richard hall**  
architecture & design

07973 701025

rick@hallarchitects.co.uk

## Further Information

The following information is available on the website at:

[www.scarlettdev.co.uk/developments/steadsplace](http://www.scarlettdev.co.uk/developments/steadsplace)

- Accommodation Schedule (consented)
- Design Statement (2015)
- Geo Environmental Desk Study (Geovia) – available on request
- Location Plan
- Planning Consent (inc. Demolition)
- Proposed Plans & Elevations
- Section 75 Agreement
- Site Plan (existing)

### Price

Offers invited

### VAT

We have been advised that the site is not elected for VAT.

### EPC

Not required.

### Website

Further information can be found on our website at:  
[www.scarlettdev.co.uk/developments/steadsplace](http://www.scarlettdev.co.uk/developments/steadsplace)

### Offers

Interested parties are advised to note their interest in writing to the selling agents. All parties who notify interest will be informed of closing date arrangements.

### Contact

For further information, please contact:

### Will Scarlett

07768 146 642

[will@scarlettdev.co.uk](mailto:will@scarlettdev.co.uk)

[www.scarlettdev.co.uk](http://www.scarlettdev.co.uk)



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Particulars Prepared: May 2021