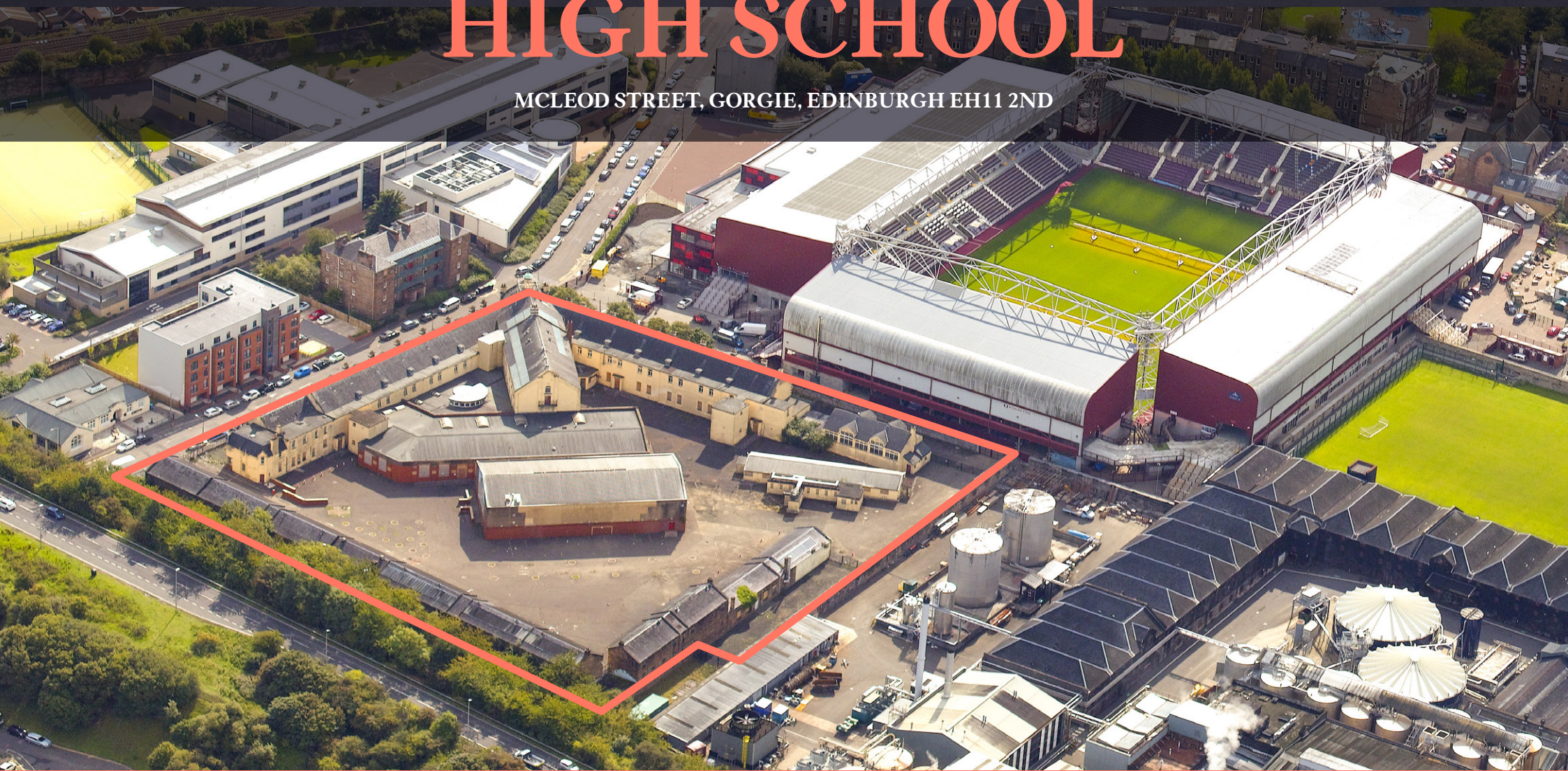


FOR SALE
EXTENSIVE REDEVELOPMENT OPPORTUNITY
3.78 ACRES (1.53 HECTARES)
1.5 MILES FROM EDINBURGH CITY CENTRE



FORMER TYNECASTLE HIGH SCHOOL

MCLEOD STREET, GORGIE, EDINBURGH EH11 2ND



FOR SALE

**FORMER
TYNECASTLE HIGH SCHOOL
MCLEOD STREET, GORGIE,
EDINBURGH EH11 2ND**

- Site area of 3.78 acres (1.53 Hectares)
- Located in Gorgie, surrounded by the neighbourhoods of Dalry, Haymarket and Murrayfield
- Excellent public transport links by road and rail
- Extensive range of local amenities including supermarkets, shops, cafes and gym
- Range of potential alternative uses considered including residential, student accommodation and commercial



Extensive redevelopment opportunity

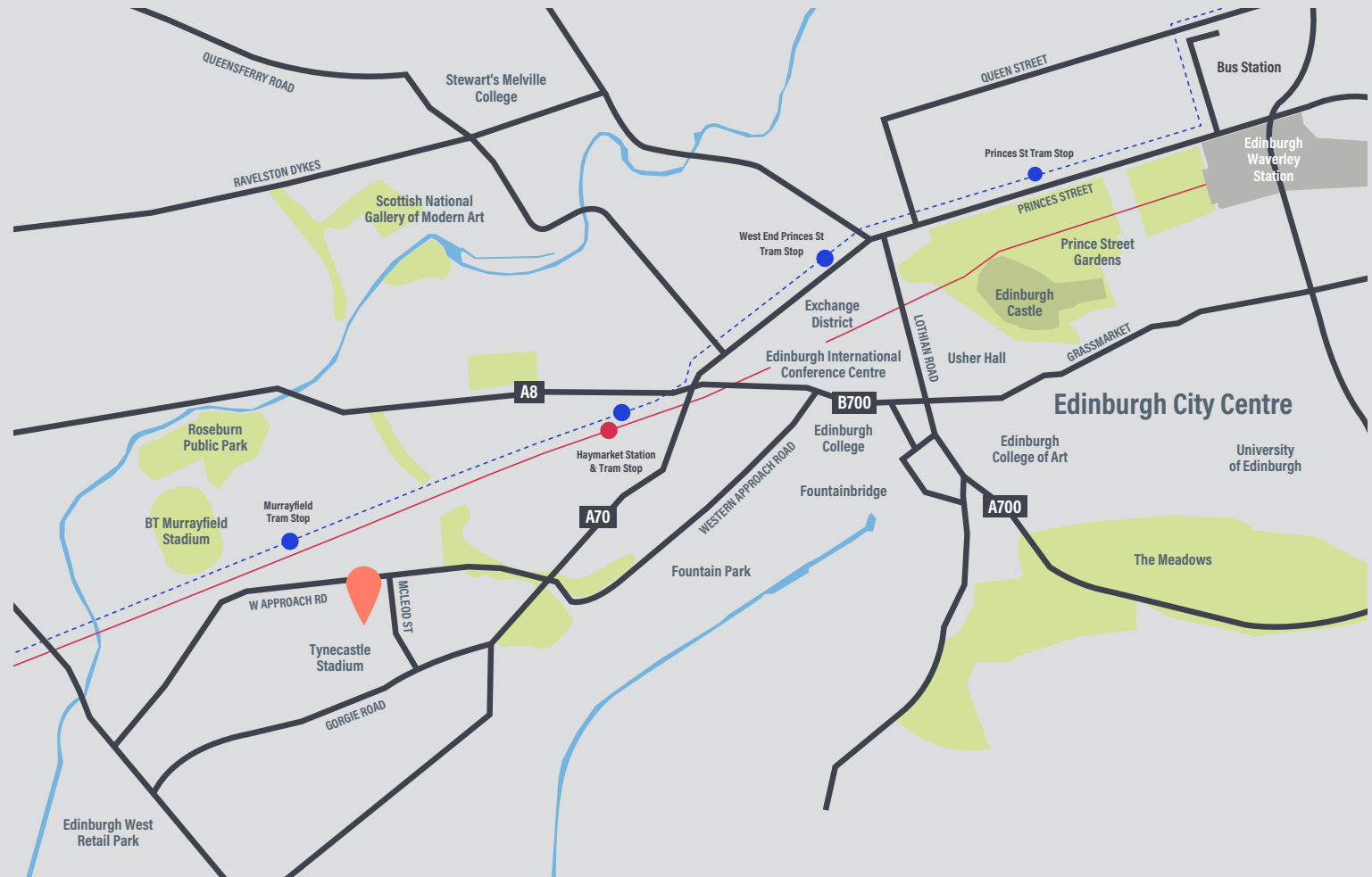
*...within the most
attractive city to live
and work in the UK...*

LOCATION

Edinburgh is Scotland's capital city, with an estimated population of c. 520,000. **Edinburgh was voted fourth in Deutsche Bank's Global Quality of Life Survey (2019)** carried out across 47 cities and ranked second overall in the **mid-sized European City of the Future** category by the Financial Times (2020/ 2021).

Access to good education, provision of open space, healthcare, culture and house prices were all contributing factors leading to these awards.

Edinburgh is renowned for its strong finance and business sectors, as an emerging technology hub with close links to the City's four Universities. For one month of the year the city is also home of the world's largest arts festival 'The Fringe.'



SITUATION

The subjects are located in Gorgie, less than 1.5 miles south west of Edinburgh City Centre. Gorgie is a popular residential location benefitting from excellent transport links into Edinburgh City Centre and a number of employment areas to the west of the City.

Gorgie has a wide range of local amenities including shops, supermarkets, banks and cafes. The site is within walking distance of Fountainpark Leisure Park providing cinema, restaurant and gym facilities.

Gorgie Road forms part of a principle route connecting south west Edinburgh to the City Centre. South west Edinburgh contains major education and employments zones including Napier University, Heriot Watt University, The Gyle Retail Park, Hermiston Retail Park, Edinburgh Business Park and Edinburgh West Retail Park.

The property is located on the west side of McLeod Street and is well serviced by all modes of transport. Gorgie Road has many bus services providing quick access to the City Centre. Haymarket train station is located within walking distance (1 mile) and provides regular services between Edinburgh, Glasgow, London and Aberdeen.



DESCRIPTION

The site extends to 3.78 acres (1.53 Ha) and is bound by the Western Approach Road to the north, Heart of Midlothian Football Club's Tynecastle stadium to the south, the North British Distillery to the west, and flats and the new Tynecastle High School on McLeod Street to the east.

Extensive redevelopment opportunity

*...located minutes
from Edinburgh
City Centre...*



The site comprises a two storey 'L' shaped building along the south eastern boundary (McLeod Street) with a similar 'L' shaped building in the north west, together forming a broad courtyard feature. The buildings and other associated features are Category B Listed.

Built in 1910, the buildings are of a brick and sandstone construction with a pitched slate roof. Several other buildings and extensions have been built over the years bringing the total gross internal area (GIA) to approximately 8,628 sqm (92,871 sq.ft).

PLANNING

In terms of the City of Edinburgh Council's emerging LDP the site is located within the 'urban area' therefore the principle of alternative use including residential, employment, student accommodation, hotel and mixed-use development would be supported.

As a result of the activities of North British Distillery Company (NBDC), and neighbouring MacFarlan Smith, the site has historically been located within consultation zones set by HSE.

However, due to changing circumstances within neighbouring properties, these zones have been reassessed and the majority of the site now sits outwith the consultation zone. An area on the western boundary of the site is located within the Inner and Mid Zones (red and green), while the majority of the site is Outer Zone or unaffected.

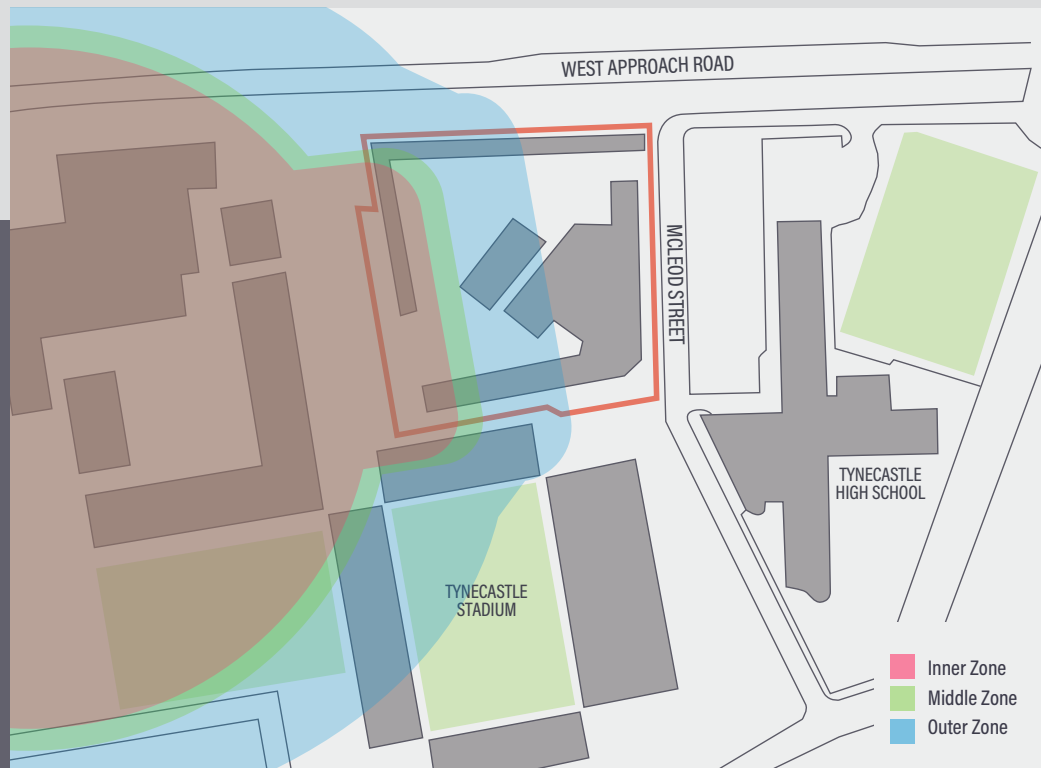
In the Outer Zone, all but the most sensitive of developments are likely to be acceptable, this includes residential and mixed uses of notable scale. Therefore, the

majority of the site lies outwith the HSE consultation zones and will not require to be assessed by CEC or HSE in the context of the Control of Major Accident Hazards (COMAH) Regulations, provided any subsequent planning application takes cognisance of the Outer Zone in terms of the uses and scale proposed.

The School property is Category B Listed. Further details on the listing and dialogue with City of Edinburgh Council is contained in a separate JLL Planning Brief. Please refer to Technical Information for further details.

The site is very well located in terms of amenities, services and accessibility and CEC's policy supports a variety of uses in this location. Consideration of proposed uses and scale of development in the Outer Zone will be required, albeit we envisage high density residential and/or commercial development in this zone should be acceptable.

Full details of the buildings in terms of their Listings and historic attributes are available from JLL.



EXTENSIVE REDEVELOPMENT OPPORTUNITY

FOR SALE – AS A SINGLE LOT

FORMER TYNECASTLE HIGH SCHOOL
MCLEOD STREET, GORGIE, EDINBURGH EH11 2ND

TECHNICAL INFORMATION

A range of technical information is available on request.

- Floorplans (DWG)
- JLL Planning Brief
- Comah Map
- Asbestos Survey
- Building Survey
- Phase 1 Environmental Report
- Schedule of Internal Photographs
- Location Maps

Please contact JLL for further information.

FURTHER INFORMATION

Interested parties are advised to note their interest in writing to the sole selling agent JLL. Offers are invited for the Heritable interest in the Property. The Seller's preference is for an Unconditional sale.

Conditional offers may be considered if supported by detailed information to assess viability.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

VIEWING ARRANGEMENTS

For all viewing enquiries and requests for further information, please contact Makela Milne or Jason Hogg in the Residential and Development Land team at JLL.

Makela Milne
0131 243 2233
07734 883 001
makela.milne@eu.jll.com

Jason Hogg
0131 301 6710
07775 816 038
jason.hogg@eu.jll.com



0131 225 8344

JLL 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 JLL 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. Date of Preparation of Details August 2020.