

35-39 Lanark Road

Edinburgh

EH14 1TL

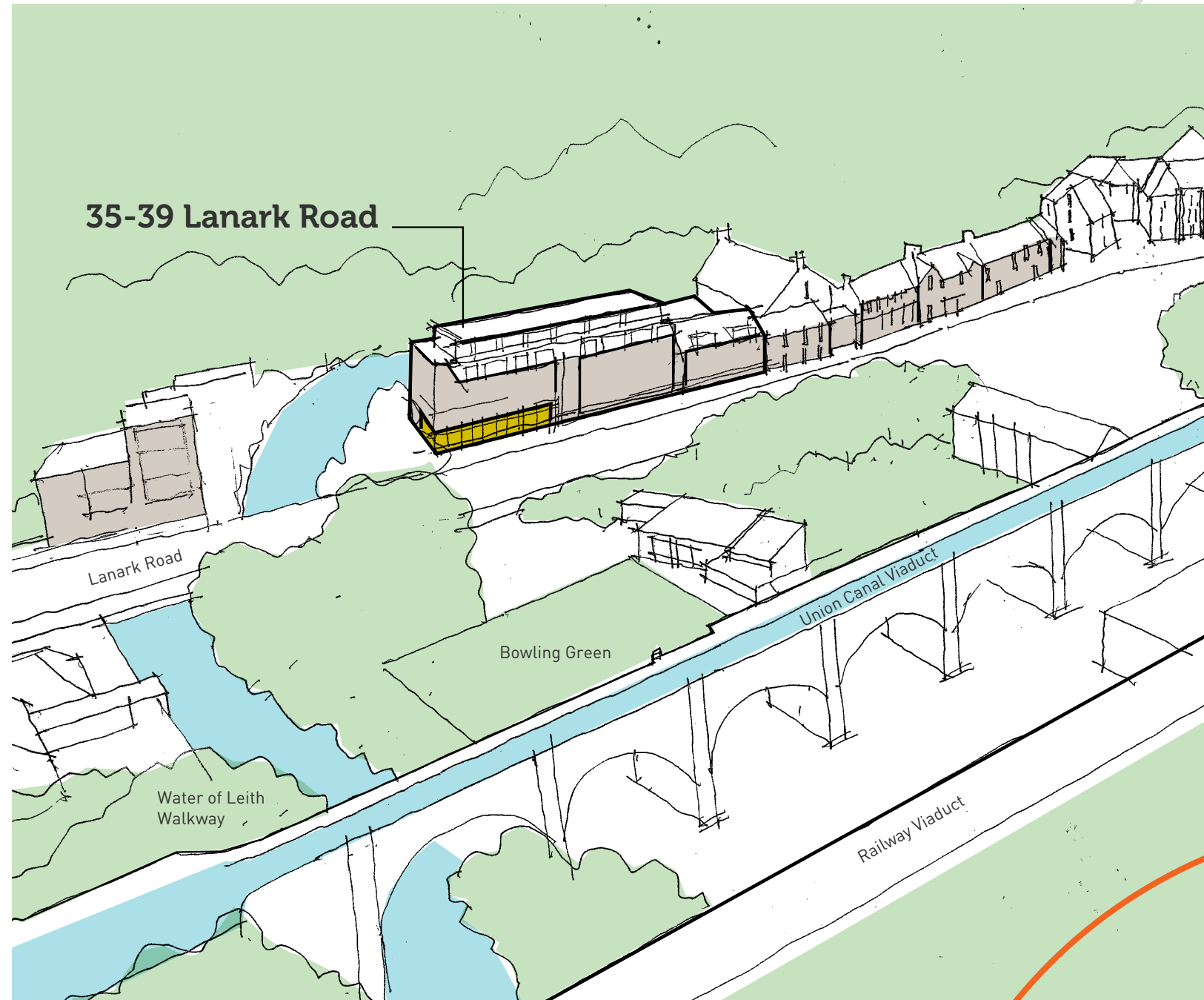
**Lambert
Smith
Hampton**

FOR SALE

| **Development opportunity in Edinburgh** | **Planning consent for 134 student apartments** |

Executive Summary

- Rare opportunity to acquire a consented PBSA development site in Edinburgh.
- Site extending to 0.44 acres (0.18 hectares).
- Well located for accessibility and transport links to the city centre, Heriot-Watt University and Edinburgh Napier University.
- The site benefits from planning permission for 134 student bed accommodation (19/03380/FUL) with 82% studios.
- Offers invited for the heritable interest.

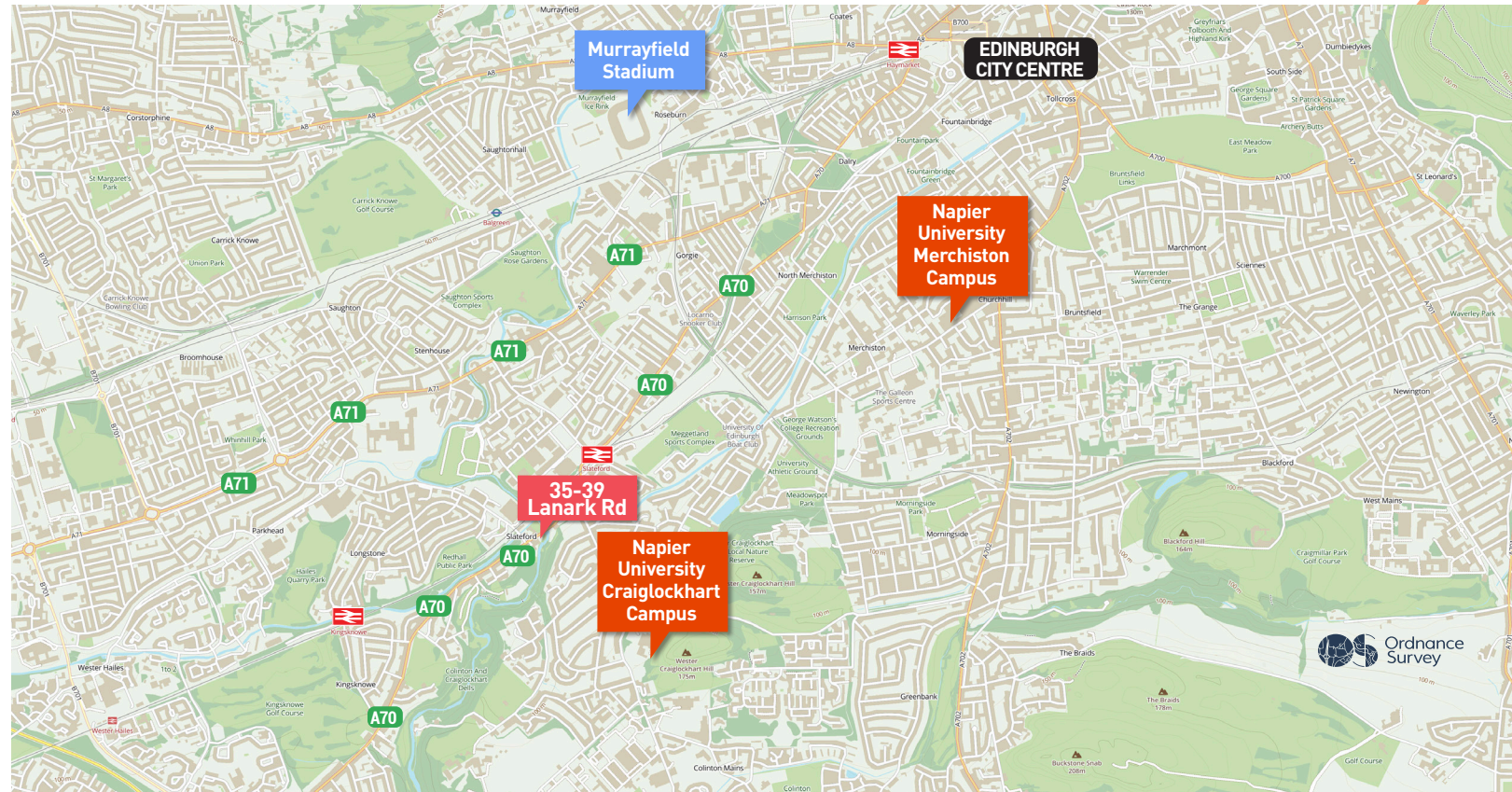


Location

The site is located in a strategically advantageous location around three miles to the south-west of Edinburgh City Centre in the Craiglockhart area. The site itself extends to approximately 0.44 acres (0.18ha) and is triangular in shape.

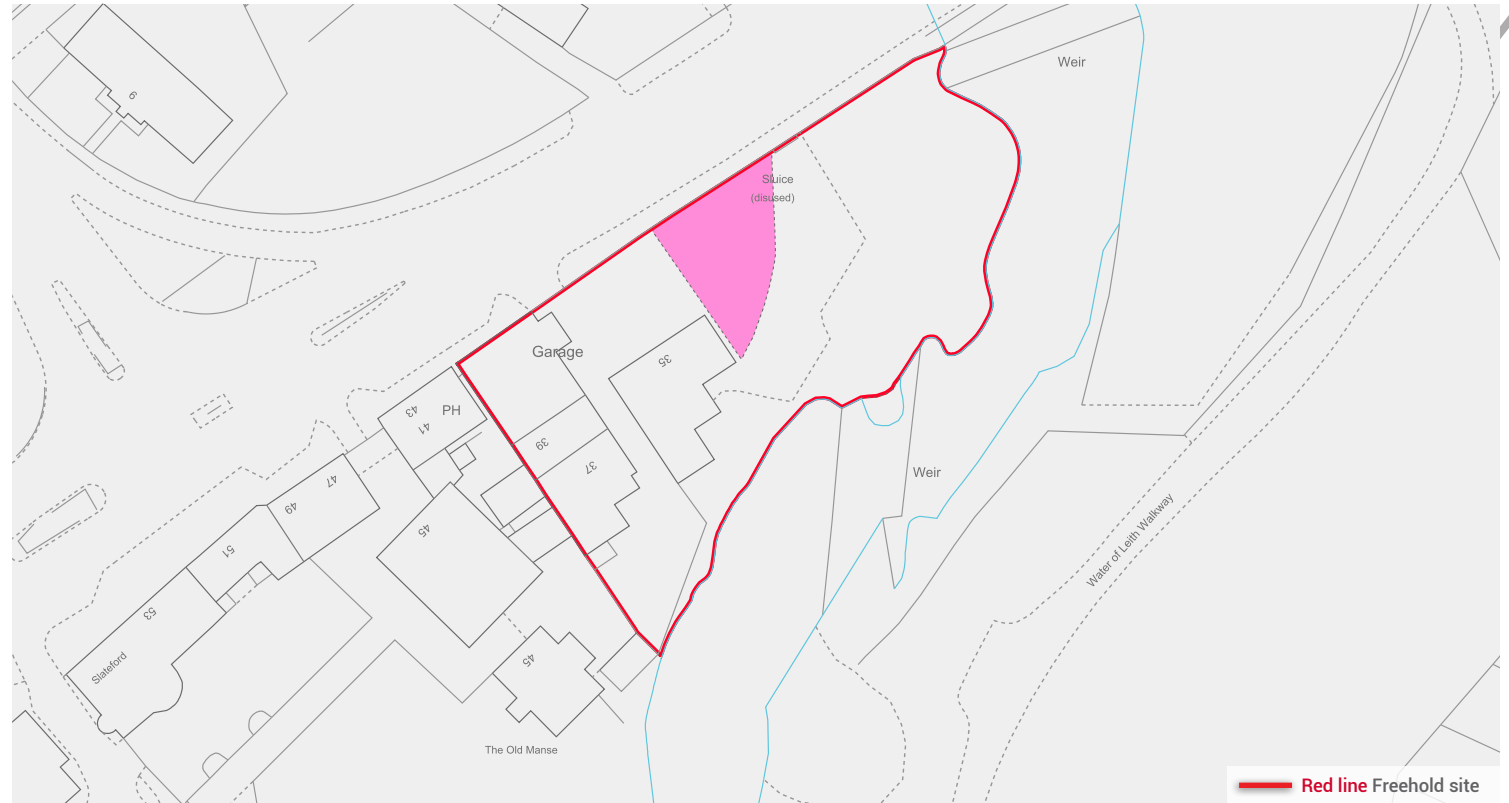
The Water of Leith is adjacent to the southern boundary and the Union Canal and Towpath situated directly to the north-west of the site on the opposite side of Lanark Road. Both offer good pedestrian and cycle path facilities connecting the site with Edinburgh City Centre, whilst the site is also within walking distance of Napier University Merchiston Campus.

Lanark Road is one of the main thoroughfares to the Edinburgh City Centre and there are numerous bus stops on Lanark Road on the northern boundary of the Site. From here there are regular services to Edinburgh, Leith, Wallyford and Heriot Watt University Riccarton Campus. Slateford train station 0.4 miles to north east of the site. From here there are regular train services to Edinburgh and Glasgow Central.



The Site

The site is registered in the Land Register of Scotland under Title Number **MID208647**. The site comprises previously developed land which was occupied as a car showroom. The site is level, triangular in shape and extends to 0.44 acres (0.18 hectares). There are currently no buildings on the site which is characterised by areas of hard standing as well as grass, shrubs, and trees. Following planning approval in 2019, the existing buildings were demolished. The surrounding area has a mixed residential and commercial character, consisting of original historic and modern contemporary buildings.



The Site

Asda Chesser Supercentre

Slateford Station

National Cycle Route 75

Union Canal

Sainsbury's Supermarket

Water of Leith Visitor Centre

35-39 Lanark Rd

Red line Freehold site

A70

Planning

The site was granted planning approval in August 2019 for planning application **19/02280/FUL** to demolish the existing buildings and erect Purpose Built Student Accommodation (PBSA) to house 134 student beds over five levels, predominantly studios along with 3 bedroom apartments. The scheme features communal break out areas, working space and a gym.

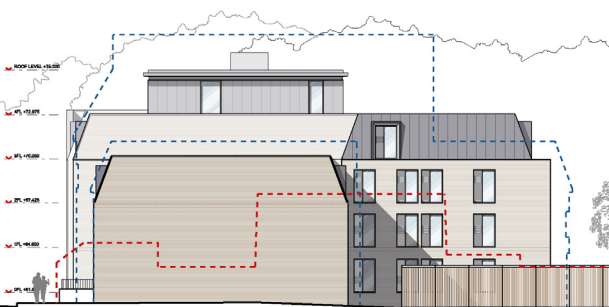
Edinburgh City Council have confirmed that planning has been implemented.

The schedule of accommodation is as follows:

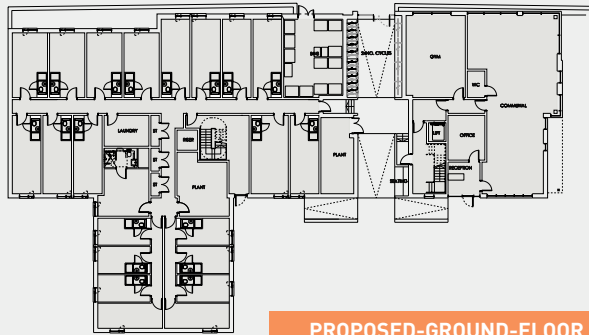
	Studio	U/A Apartment	3 Bed Apartment	Total Units	Total Bedspaces
Ground	13	1	2	16	20
1st	29	2	2	33	37
2nd	29	2	2	33	37
3rd	26	1	0	27	27
4th	13	0	0	13	13
5th	110	6	6	122	
Total Bedspaces	110	6	18		134

For more details, please see the planning application at:

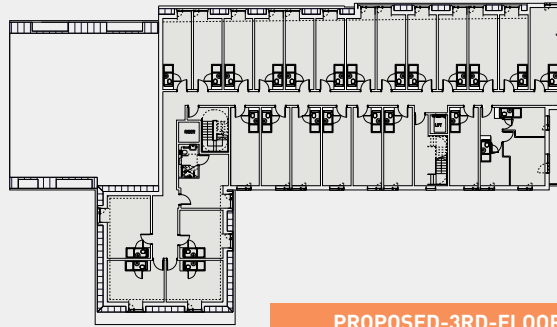
<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=PUOD73EWM2J00>



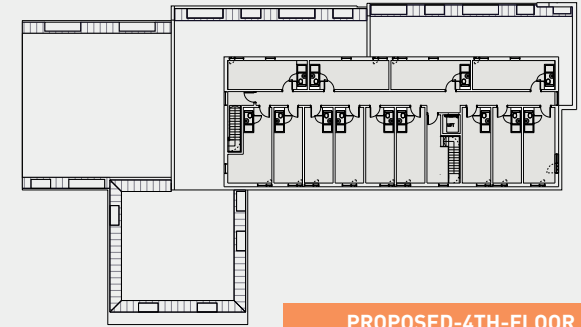
Floor Plans



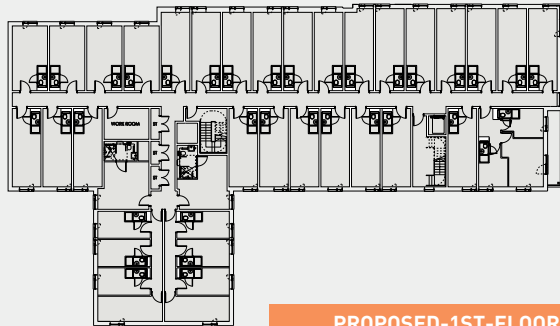
PROPOSED-GROUND-FLOOR



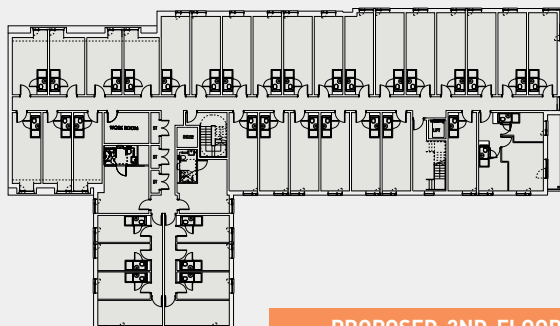
PROPOSED-3RD-FLOOR



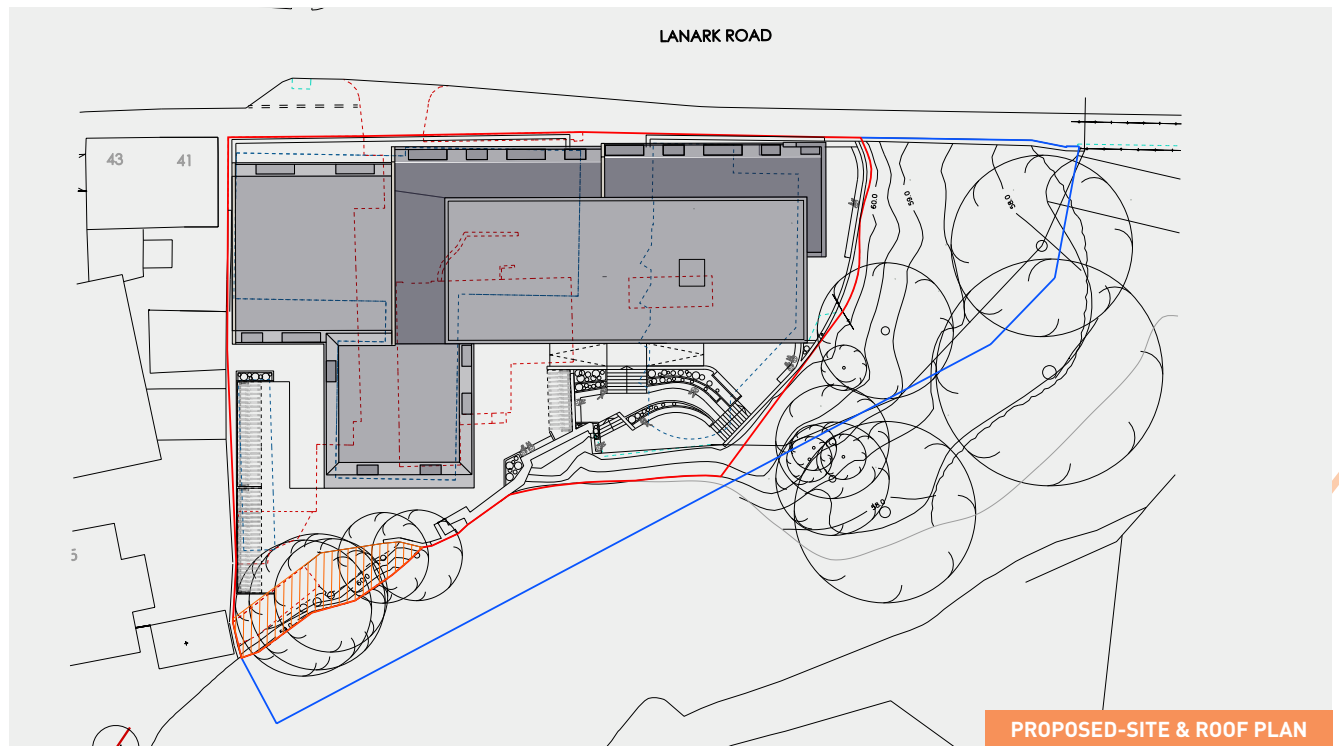
PROPOSED-4TH-FLOOR



PROPOSED-1ST-FLOOR



PROPOSED-2ND-FLOOR



PROPOSED-SITE & ROOF PLAN



Napier University Craiglockhart Campus



Napier University Merchiston Campus

Further Information

Proposal

Unconditional offers are invited for the heritable interest in the property.

VAT

To be confirmed.

Tenure

Heritable Title Number: **MID208647**.

The site is currently place being repossessed and the missives will not be able to be concluded until such time as eviction has taken place.

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Contacts

For further information or to arrange an inspection of the property, which must be undertaken strictly by appointment, please contact the sole selling agents:

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**Lambert
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