



## FOR SALE – LAND AT PRESTONFIELD AVE

Prestonfield, Edinburgh, EH16 5EX





## SUMMARY

- Site extending to approx. 0.19 acres (760 sq. m) in popular Edinburgh suburb
- Planning Permission Granted for 9 open-market apartments
- Located to the south-east of Edinburgh, around 3.5km from the city centre
- Positioned adjacent to a bus stop providing regular direct services into central Edinburgh
- Offers invited for the site as a whole





## LOCATION

The site is located within Prestonfield, a predominantly residential suburb in south Edinburgh. The land is conveniently located approx. 3.5 km south east of Edinburgh city centre. The A7 (Dalkeith Road) can be joined around 500 metres west of the site providing direct a-road access north to central Edinburgh and south to The City of Edinburgh Bypass. A bus stop is positioned opposite the site providing regular direct public transport into the city centre via Lothian Bus services 2, 14 and 30.

Prestonfield comprises mainly detached family homes to the north of the area with higher density accommodation to the south. The suburb is also home to Prestonfield House hotel and restaurant, Prestonfield Golf Club, Prestonfield Primary School, a playpark and a community centre. The local area, while mainly residential, permits easy access to a range of independent shops, bars and restaurants in nearby Newington (2 km). Cameron Toll shopping centre is only 750 metres from the site and hosts a range of outlets including Sainsbury's, Aldi, Boots, Costa and McDonald's. A wider selection of shops and leisure facilities can be found in Edinburgh city centre.

Edinburgh is home to a large number of primary and secondary schools, both state and independently run. The site is within the catchment for the following schools:

Prestonfield Primary School  
St Peter's RC Primary School  
Castlebrae / Liberton High School  
St Thomas of Aquin's RC High School

The local area has a wealth of open space for residents to enjoy including the nearby Holyrood Park / Arthur's Seat, Inch Park and Craigmillar Castle Park.



## DESCRIPTION

The land for sale is located within Prestonfield, Edinburgh and extends to an approximate area of 0.19 acres / 760 sq. m. The residential development opportunity is positioned at the corner of Prestonfield Avenue and Priestfield Road. The site is currently open ground, previously occupied by a Church Hall.

To the north of the site is Priestfield Road along which are detached family homes. To the east is a small triangular area of landscaped parkland. To the south is Prestonfield Avenue then a bowling green, community centre and Prestonfield Park. To the west is another community facility and detached housing.

## METHOD OF SALE

The heritable interest (freehold) is being offered for sale.

Unconditional (apart from Title review), fixed price offers are preferred by the Vendor.

Please note interest with Savills to be kept informed of any closing date set, at which point a Process Letter will be provided outlining offer requirements.

A title plan will be prepared for sales purposes. Only indicative boundaries are provided and should not be relied upon.

The vendors may require overage / clawback provisions.

The purchaser(s) will be responsible for any LBTT and registration dues incurred in connection with the transaction.

The vendor reserves the right to sell the property without reference to any other party.

The vendor also reserves the right not to sell the property if no satisfactory bids are received.





## PLANNING

The subjects are designated as 'white land' within The City of Edinburgh Council Local Development Plan (meaning general development policies apply) and benefit from Planning Permission:

Ref: 21/01532/FUL

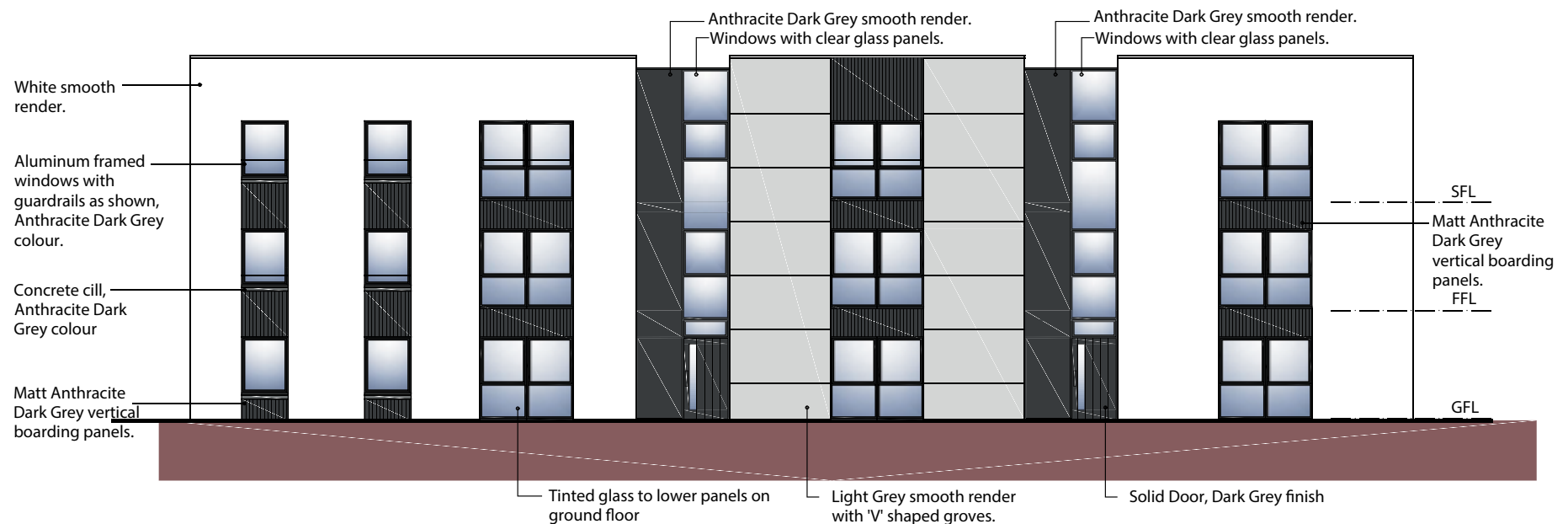
Proposal: Erection of 9 flats, associated car parking (as amended)

Decision: Granted 19/08/2021

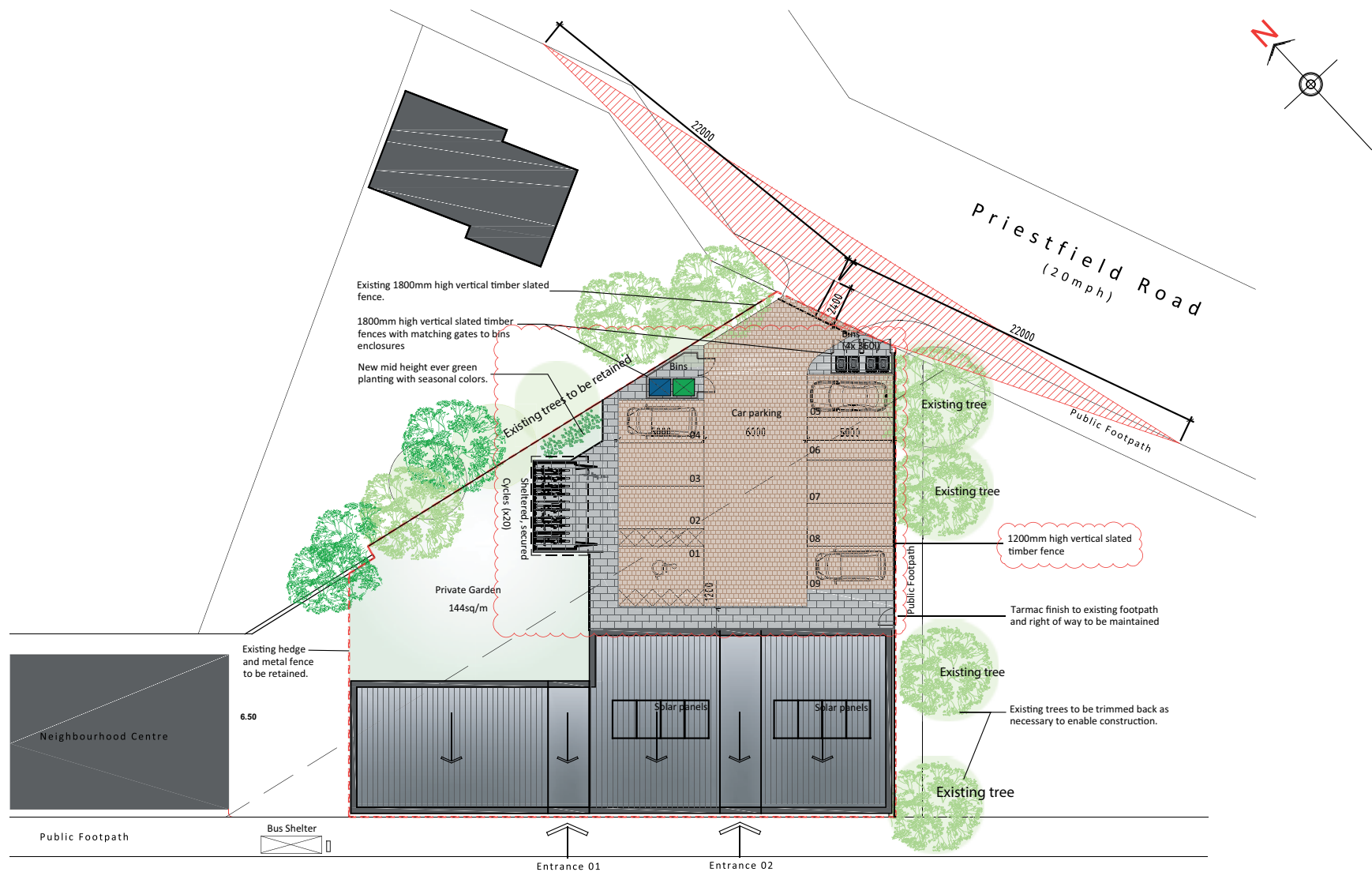
The City of Edinburgh Council Planning Portal: <https://citydev-portal.edinburgh.gov.uk/idxpa-web/search.do?action=simple&searchType=Application>

The Planning Permission provides approval for the development summarised below:

- 9 x 2-bed apartments within a single three storey block
- Vehicular access taken from Priestfield Road
- No affordable housing requirement
- 9 parking spaces / green space / bike shed to the rear of the apartments



Source: Planning Application 21/01532/FUL – Proposed Southern Elevation



Source: Planning Application 21/01532/FUL - Proposed Block Plan







## FURTHER INFORMATION

Parties should note interest with Savills in order to be kept informed of any closing date set.

## CONTACT

For further information please contact:

**Richard Cottingham**  
RCottingham@savills.com  
07870 999 135



### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Word Perfect Print | February 2022