

191 Colinton Road

EDINBURGH, EH14 1BJ

FOR SALE - Residential Development Opportunity with Planning Permission in popular Edinburgh suburb



savills



KEY HIGHLIGHTS

- **Site extending to approx. 0.18 acres (710 sq. m) in popular Edinburgh suburb**
- **Full Planning Permission Granted for six Private Apartments and one penthouse**
- **Located to the south-west of Edinburgh, around 4km from the city centre**
- **Positioned on Colinton Road adjacent to Craiglockhart Leisure and Tennis Centre**
- **Offers invited for the site as a whole**

DESCRIPTION

The land for sale is located within Craiglockhart, Edinburgh and extends to an approximate area of 0.18 acres / 710 sq. m. The residential development opportunity is positioned at the corner of the entrance to Craiglockhart Leisure and Tennis Centre on the east side of Colinton Road. The site is currently occupied by a single detached bungalow and garden ground.

To the north and east of the site is land under the ownership of the of Leisure Centre, including outdoor tennis courts and amenity ground. To the west are residential properties along Colinton Road. To the south is a strip of ground under the ownership of the Leisure Centre, the centre's entrance road then a large property sub-divided into apartments.

LOCATION

The site is located within Craiglockhart, a predominantly residential suburb in south west Edinburgh. The site is conveniently located approx. 4 km from Edinburgh city centre. Colinton Road runs adjacent to the site providing road access north east towards the city centre 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.

Craiglockhart comprises mainly detached family homes with a number of local amenities also present. The suburb is home to Craiglockhart Leisure and Tennis Centre along with Merchants of Edinburgh Golf Club, Easter Craiglockhill Local Nature Reserve and Craiglockhart Pitches. Retail facilities include a local Post Office, pharmacy and Tesco Express. Nearby supermarkets include Asda Supercentre (Chesser), Sainsbury's Superstore (Longstone) and Tesco Superstore (Colinton). A range of independent shops, bars and restaurants be found in nearby in Morningside (approx. 2km).

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 state run schools:

- Oxgangs Primary School
- St Cuthbert's RC Primary School
- Firrhill High School
- St Augustine's RC High School.

In addition, the independently run George Watson's College and Merchiston Castle School are both within 2km of the site. The Craiglockhart Campus of Napier University is also around 200 metres away





PLANNING

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

Ref: 23/02665/FUL

Proposal: Demolish existing bungalow and erect four storey residential development comprising six 2-bed and one 3-bed flats with associated access and landscaping including change of use.

Decision: Granted

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

The Planning Permission provides approval for the development summarised below:

Demolition of existing bungalow
 New build 4-storey apartment block
 7 new build apartments (six 2-bed / one 3-bed)
 Unit sizes ranging from 69 m² to 79 m² (2 bedrooms) and 102 m² (3 bedroom)
 Outside space comprises 4 parking spaces / small common gardens to front and rear / 2 x bike stores / bin store / small private patio areas
 Vehicular access taken from Colinton Road
 Site to be bordered by low level stone wall / steel railings (front) / timber fence (rear)
 No affordable housing requirement.

The existing property is not Listed and the site is not within a Conservation Area.

FURTHER INFORMATION

A suite of technical information is available from the selling agents via a dataroom.

VIEWING

Viewings are to be arranged via Savills only, please contact the selling agents for further information.



South East (Rear) Elevation



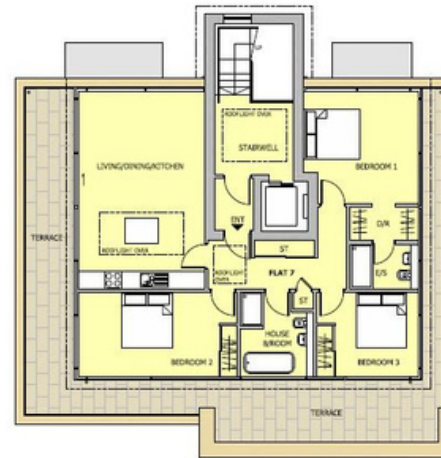
North West (Street) Elevation



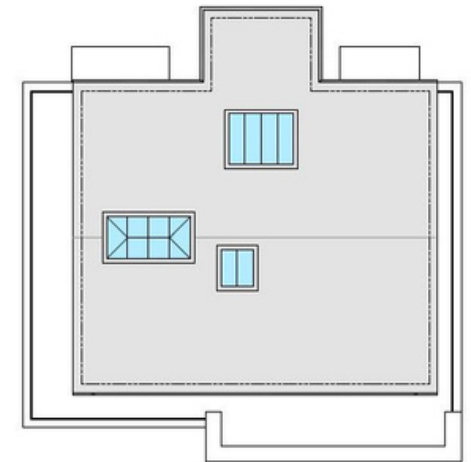
Ground Floor



First and Second Floor



Third Floor



Roof Plan

Floor plans as proposed for apartments

Floor plans as proposed for penthouse



Site Plan as Proposed



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

CONTACT

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