

11 Gayfield Square

EDINBURGH, EH1 3NT

Rare residential development opportunity in Edinburgh's New Town



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KEY HIGHLIGHTS

- Site extends to 0.1 acres
- Site located in Edinburgh's New Town area
- Offers invited for the site as a whole
- Detailed planning consent for 11 apartments

LOCATION

Gayfield Square is located within the eastern part of the New Town in Edinburgh city centre. The site is well located for access to a broad range of amenities and a range of transport connections.

The eastern New Town is a vibrant part of Edinburgh. St James Quarter, with a vast range of high street retailers, restaurants and leisure amenities as well as the W Hotel, is located approximately 0.4 miles south west of the subject site. Shops include John Lewis, Boots, Zara, Cos, H Beauty and H&M. Dining provision includes Bonnie & Wild food hall, Sushi Samba and Duck and Waffle. Leisure activities include Everyman Cinema, Lane7 and Flight Club.

Next to St James Quarter is OMNi Centre (approximately 0.4 miles away), home to Vue Cinema, Nuffield Gym and a range of restaurant and bar options including the recently opened Edinburgh Street Food. Edinburgh Playhouse theatre is approximately 0.4 miles south of the subject site. In addition, Broughton Street and Leith Walk are both nearby vibrant destinations with a range of independent bars, cafes, restaurants and shops.

Gayfield Square is well connected by a range of transport options. The nearest bus stops are both approximately 0.2 miles away on Gayfield Place (9 buses) and Broughton Street (1 bus) which connect across the city. The nearest tram stops are around 0.3 miles away (Picardy Place and Macdonald Road). Edinburgh Waverley train station is 0.6 miles south of the subject site and provides connections across Scotland and south to London. Edinburgh Airport is 9.5 miles west of the site and is easily accessible via tram with a journey time of approximately 40 minutes.

DESCRIPTION

The site extends to 0.1 acres. The site has been cleared but most recently housed art exhibition and workshop space. It is bounded on all sides by existing residential homes.



DEVELOPMENT PROPOSALS

The development comprises 11 new build apartments. The proposals can be summarised as follows:

Description	Units	Plots	Average Size (sq ft)
1 bedroom apartment	3	A3, A6 & A9	514
2 bedroom apartment	4	A4, A5, A7 & A10	860
2 bedroom duplex	2	A1 & A8	1,137
3 bedroom duplex	2	A2 & A11	1,228
Total	11		883

PLANNING

The development proposals were granted under the following consent:

Application: 17/03392/FUL

Proposal: Demolition of existing building and erection of residential apartments (as amended).

Decision Date: 11/06/2018.

Comment: There is a Section 75 Agreement covering tram contributions. Demolition of the former buildings is complete and a certificate of initiation of development has been submitted to the Council.

There have also been a number of amendments made via non-material variations under the following consents: 17/03392/VARY, 17/03392/VAR2 and 17/03392/VAR3.

The site is within the New Town conservation area.

For further information on planning please contact The City of Edinburgh Council planning department at planning@edinburgh.gov.uk.



Please note CGI's indicative purposes only



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METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole. Offers unconditional of planning are preferred.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

Strict timetables regarding agreed dates of entry will be required. The owner reserves the right to sell the property without reference to any other party. A title plan will be prepared prior to sale. Only indicative boundaries are provided within this sales brochure and should not be relied upon.

VAT

This site has been elected for VAT.

FURTHER INFORMATION

A dataroom is available containing technical information for the site. For access, please contact Savills.

CONTACT

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