

The Priory

37 Canaan Lane, Morningside, Edinburgh, EH10 4SG

Residential development opportunity for sale in desirable Morningside location



savills



LOCATION

The Priory is located in South Edinburgh in the highly sought after Morningside area, around 2.2 miles from the city centre. Morningside is a leafy suburb of Edinburgh, desired by residents due to its busy high street, parks and community. The subject site is accessed from the south from Canaan Lane, and shares boundaries with the Royal Blind School to the east, St Peter's Primary School and residential buildings to the north, and Canaan Lane Primary School to the west.

The bustling high-street of Morningside Road sits around 0.3 miles from the subject site and has a number of independent restaurants, cafés, pubs and shops, including a Waitrose and an M&S Food. Larger scale retail and supermarket provision can be found at Cameron Toll Shopping centre, approximately 2-miles east. Retailers include Sainsburys, Aldi, and Boots.

The Priory is well situated for leisure and entertainment. The Dominion Cinema, an independent cinema designed in the Art Moderne style, is 0.5 miles from the subject site. The Falcon bowling and tennis club is located 0.5 miles from the site. The popular Hermitage and Braid and Blackford Hill Local Nature Reserve (an area of natural beauty) is around 1-mile east of the site. Further green space is offered at the adjoining parks of Bruntsfield Links and The Meadows around 1-mile north of the site. Bruntsfield Links includes a 36-hole Short Hole Golf course, established 1890. Nearby golf courses include Craigmillar Park Golf Course (1.3 miles) and Braid Hills Golf Course (1.8 miles).

The City of Edinburgh Bypass can be accessed 2.9 miles south of the site. The nearest bus stop is 0.3 miles from the subject site on Morningside Road. This serves a number of bus routes including the 5 (Oxgangs to Brunstane) and the 16 (Torphin to Silverknowes via Prince's Street). Haymarket Train Station and Waverley Train Station are approximately 1.9 miles and 2.2 miles from the subject site respectively, with trains to Glasgow in under an hour, Aberdeen in 2.5 hours, and London in under 5 hours. Edinburgh Airport is approximately 8.4 miles west of The Priory.

The Priory is in an excellent location to access local schools. Canaan Lane Primary School (currently for P1-P3 Pupils only) is next door to the subject site, and James Gillespie's Primary School is 0.8 miles. St Peter's RC Primary School is 0.3 miles from the site. For secondary education, James Gillespie's High School is 1.0 mile from the site, and St Thomas of Aquin's RC High School is 1.5 miles. Additionally, there are a number of well-regarded private schools nearby, with George Watson's College (Junior and Senior school) and George Heriot's School (Junior and Senior school) being the closest to the site (0.9 miles and 1.7 miles respectively).



DESCRIPTION

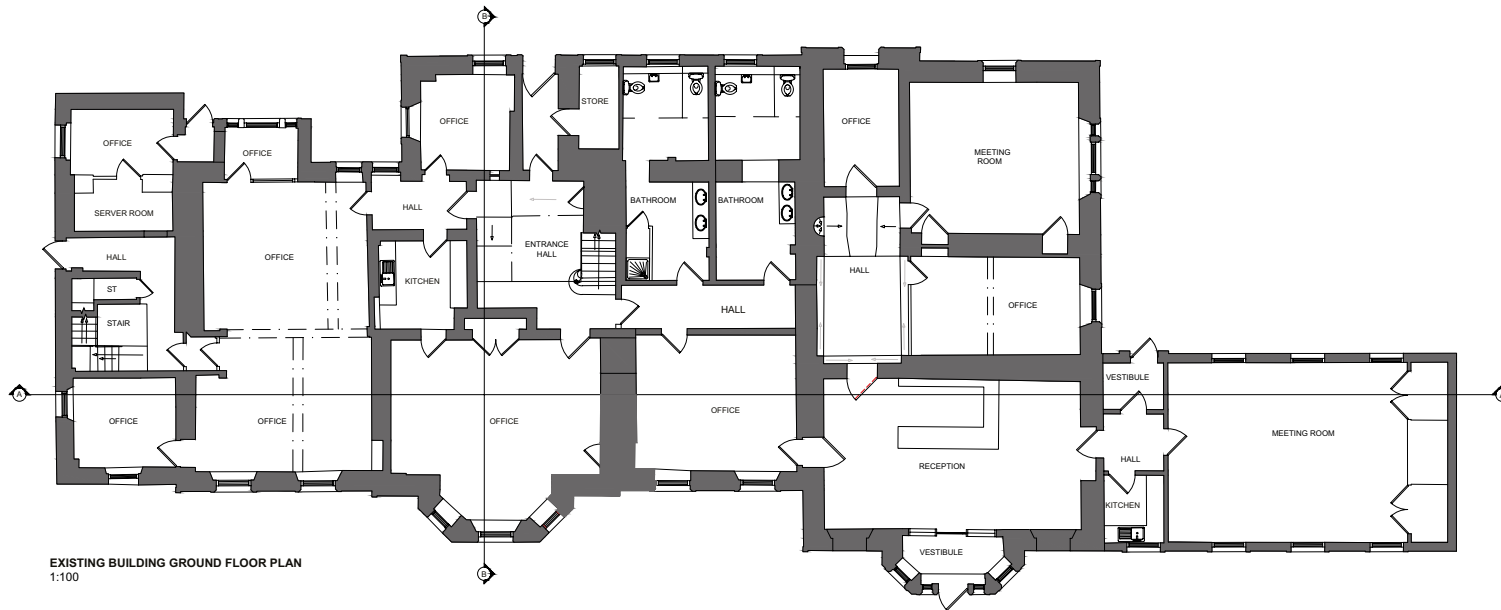
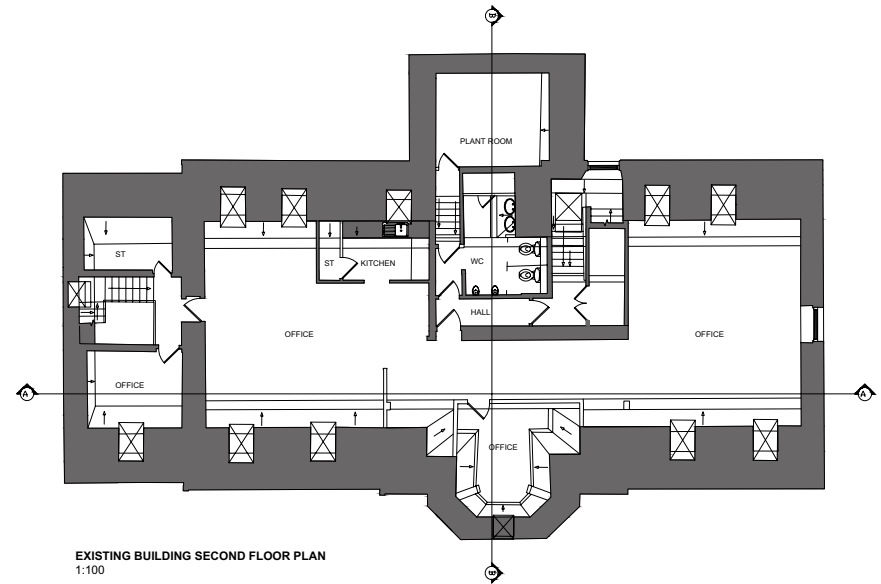
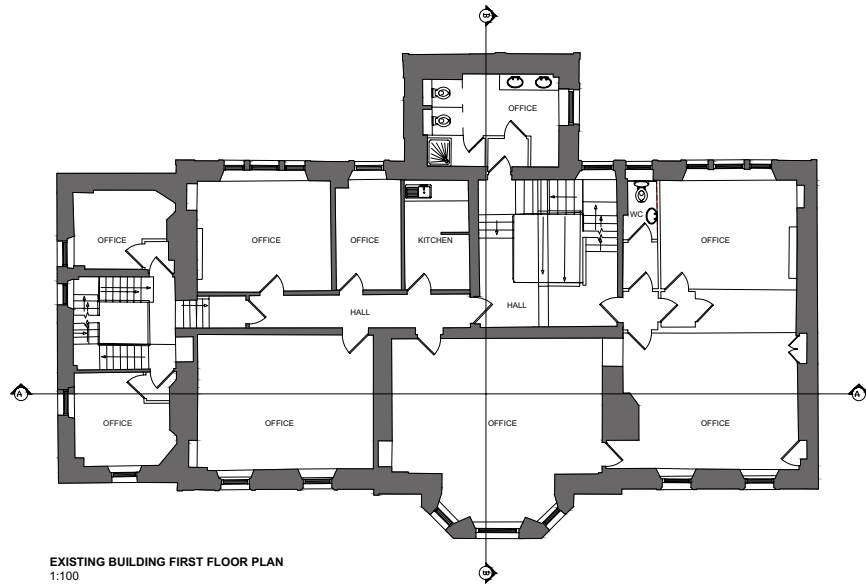
The site extends to approximately 0.7 acres in total and comprises an office building. Ark Housing Association have owned and occupied the building and wider site since 1992 but have recently relocated. The site is now vacant.

The existing two-and-a-half-story building dates from the 18th century and was originally the mansion house which was associated with Canaan Estate. The building has been altered and extended over the years, most recently to serve the function of office space for Ark Housing Association. It is around 11,798 square foot internally across the 3 floors. In addition to the building, there is a lawn to the south of the building and car parking surrounding the property to the north and east.

The site follows the general local topography, sloping gradually from north to south. Access to the site is from the South via a driveway from Canaan Lane. St Peters RC Primary School has a right of access over the driveway which is only used for servicing or staff. This is not the main access for pupils or parents.

The existing building is connected to mains power, BT, water and combined sewer.

EXISTING FLOOR PLANS







PLANNING & DEVELOPMENT PROPOSALS

A detailed planning application (ref: 23/05892/FUL) has “minded to grant” status subject to the signing of the Section 75 Agreement. The proposed development is to convert the existing office building into eight new homes, partially demolish a modern single-storey extension, and create three new three-storey townhouses.

The accommodation schedule is as follows:

Unit	Type	Description	No. Units	NIA (sq ft)
Flat 1	Conversion	1-Bedroom Flat	1	689
Flat 2	Conversion	2-Bedroom Flat	1	1,410
Flat 3	Conversion	2-Bedroom Flat	1	1,496
Flat 4	Conversion	2-Bedroom Flat	1	1,055
Flat 5	Conversion	3-Bedroom Flat	1	1,206
Flat 6	Conversion	2-Bedroom Flat	1	1,076
Flat 7	Conversion	2-Bedroom Flat	1	915
Maisonette	Conversion	4-Bedroom Maisonette	1	1,507
Townhouse	New Build	3-Bedroom Terraced Townhouse	3	1,787
Total			11	11,141





METHOD OF SALE

The Heritable Interest in the property is offered for sale. We invite unconditional offers. The site is currently vacant and date of entry is anticipated to be no later than 28/02/2025.

Interested parties should register their interest with Savills at an early stage in order to be kept advised of any closing date which may be set.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

EPC

The existing building has an up-to date Energy Performance Certificate (EPC) with an EPC rating of G.

VIEWINGS

Viewings are by appointment only with Savills.

VAT

The site is not elected for VAT.

PRICING

We are seeking offers over £2,300,000

FURTHER INFORMATION

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

CONTACT

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Designed and produced by Savills Marketing:
020 7499 8644 | 27.08.2024

