



FOR SALE: PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at New Brunstane East, Edinburgh

- Site extending to approximately 50.86 acres (20.58 ha) with capacity for circa 500 new homes
- Site forms part of Planning Permission in Principle 16/04122/PPP which was approved for predominantly residential development



LOCATION

The site is located approximately 5.1 miles to the south east of Edinburgh city centre, between Newcraighall / Musselburgh and Joppa. The area is popular with families and those who commute into the city centre.

New Brunstane is very well connected by a range of transport options. Newcraighall Railway Station is a 10 minute walk away providing a regular service to Waverley Station (journey time approx. 12 mins). The development is approximately 0.5 miles east of the A1 which connects directly to the city centre, the Edinburgh City Bypass and south to England. In terms of wider public transport, a number of bus routes can be utilised from Milton Road East which connect across the city, into Musselburgh and wider into East Lothian. In future, a bus route is proposed to connect New Brunstane East and West via the new road bridge which forms part of the development proposals.

The site is currently within the catchment area for Newcraighall Primary School and St John's RC Primary School, albeit a new primary school will be delivered within the New Brunstane West site. Secondary school provision is at Castlebrae High School and Holy Rood RC High School. There are also two Higher Education facilities very close to the site, Edinburgh College's Milton Road Campus and Queen Margaret University.

There are a variety of retail and leisure facilities nearby including Fort Kinnaird Retail Park, which is located approximately 1.5 miles away. This shopping centre accommodates many well known retailers including Argos, Boots, Primark, Next, TK Maxx and M&S. There is also an Odeon cinema and various restaurant outlets including Pizza Express, Nando's and Frankie & Benny's. A PureGym is also located at the Retail Park with additional local gym / sporting facilities provided at The Fountain Spa Leisure Club, Bannantyne's Health Club, Portobello Swim Centre, Musselburgh Sports Centre, Duddingston Golf Club, Musselburgh Golf Club and Newcraighall Bowling Club.

New Brunstane West will also include a local centre situated adjacent to the new primary school. The local centre allows for use classes 1, 2, 3, 4, 10 and 11.





DESCRIPTION

The subject site extends to approximately 50.86 acres (20.58 ha) and is irregular in shape. It forms the eastern part of New Brunstane, which is bisected by the East Coast Mainline railway line. The two parts are currently connected by an underpass (to the north) and a small foot bridge in the centre, which will be replaced by a new bridge, including road, cycle and foot bridge.

The site is gently sloping from the central area, falling north, south and east, and comprises undeveloped land which is currently used for agricultural purposes. The land benefits

from a number of excellent views towards the Firth of Forth, Berwick Law, the Pentland Hills and Arthur's Seat.

A new site access is to be created from Milton Road East which is located between the western boundary of Portobello Cemetery and 226 Milton Road East. This is located on the northern boundary of the subject site.

The site is bounded to the north by the Brunstane Burn Path and residential homes and Portobello Cemetery beyond. To the east and south lies the Grade A listed Newhailes House

and Estate. Finally, to the west of the site lies the main East Coast railway line with New Brunstane West beyond. New Brunstane West is currently awaiting a planning decision relating to reserved matters applications (ref:22/03946/AMC) and will form Phase 1 of the overall New Brunstane development (676 residential dwellings, retail and primary school).



PLANNING

Planning Permission in Principle covering the entire New Brunstane site was granted in November 2020. This application was for predominantly residential development, with 25% of the units being affordable homes. There will also be a new primary school, local centre, open space, three new access points and a network of roads, cycle routes and footpaths. For clarity, the primary school and local centre are to be delivered on New Brunstane West and not on the subject site.

The key details of the planning application are as follows:

Reference: 16/04122/PPP

Proposal: Proposed residential development (including class 8 residential institutions, class 9 houses and sui generis flats) primary school (class 10 non-residential institutions), local centre (including class 1 retail, class 2 financial services, class 3 food and drink, class 10 non residential institutions and class 11 assembly and leisure), green network, access and transport links, infrastructure and associated ancillary works (as amended.)

Status: Application Granted

Decision Date: 20/11/2020

The planning permission is subject to a number of conditions and a Section 75 legal agreement.

The committee report for the application (para 3.1) described the proposal as “residential development (including class 8 residential institutions, class 9 houses and sui generis flats), providing circa 1330 residential units in a mix of housing types and sizes, with 25% of the units being affordable”.

For more details, please call the selling agents.



CGI Masterplan of New Brunstane East and West



CGI of Proposed Development

METHOD OF SALE

The heritable interest (freehold) in the site is offered for sale as a whole.

Full details regarding the sales process and the required form of offer are provided within a sales Process Letter available from Savills and Justin Lamb Associates.

Parties should note interest with Savills or Justin Lamb Associates in the first instance in order to be kept informed of the closing date set and receive any further information.

The owner reserves the right to sell the property without reference to any other party. The vendors may require overage / clawback provisions.

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

TITLE PLAN

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

FURTHER INFORMATION

Further information is available to interested parties via a dedicated data room:

<https://sites.savills.com/newbrunstane/>

For login details please contact the selling agents.



VIEWING

If you wish to view the site please contact the selling agents for details regarding access.

CONTACT

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