



PRIME RESIDENTIAL DEVELOPMENT SITE

305 LANARK ROAD, COLINTON, EDINBURGH, EH14 2LL

ALLIED
SURVEYORS
SCOTLAND

FOR SALE



KEY HIGHLIGHTS



- ✔ Prime residential development site situated in Edinburgh's affluent Colinton area
- ✔ Detailed planning permission granted in November 2024 for 11 flats
- ✔ Site extends to 0.72 acres
- ✔ Located on Lanark Road approximately 5 miles south-west of Edinburgh city centre
- ✔ Close to public and private school education, supermarkets and other local amenities
- ✔ **Price on Application**



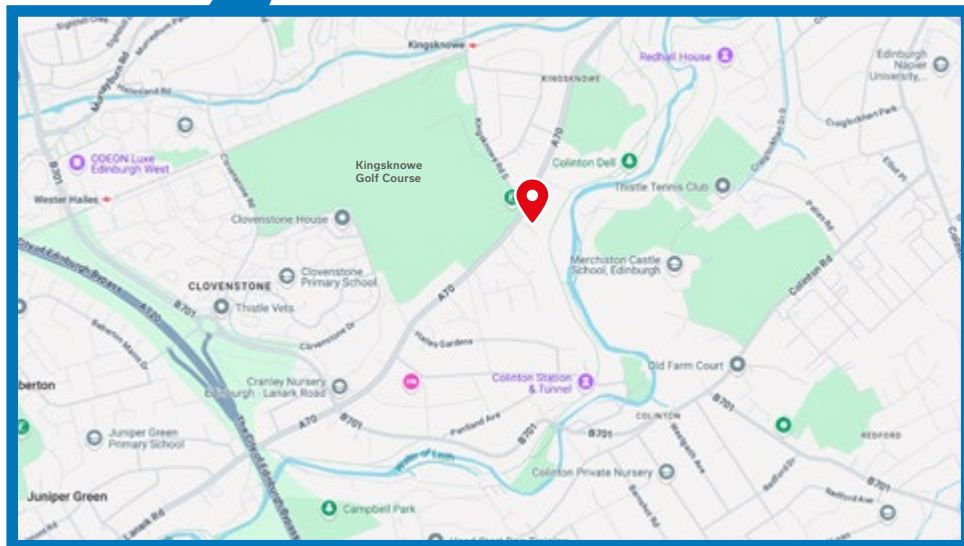
LOCATION & SITUATION



The subjects are located approximately 5 miles south-west of Edinburgh city centre, Scotland's capital city and one of the UK's leading tourist destinations. Edinburgh has a metro population of approximately 540,000 and is well connected by road, rail and air to all parts of the UK. Edinburgh International Airport, approximately 6.5 miles north-west of this property, connects the city internationally.

More specifically, the property is located on the south side of the A70/Lanark Road which is one of the main arterial routes into and out of the city of Edinburgh. The property is situated in the established residential area of Colinton and benefits from nearby public and private school education facilities, supermarkets and a wide range of local amenities. Public transport links are also widely available.

Surrounding properties consist of predominantly one and two storey detached houses with large gardens.



LOCATION



DESCRIPTION



The subjects comprise a large, rectangular area of land with a former nursery building which has suffered from fire damage. The site on which the building sits extends to approximately 0.72 acres and is bounded with masonry walls and timber fencing.

The site is sloping with an access drive taken directly off the A70/Lanark Road. The garden ground is mostly laid with grass and mature trees.

The land is bordered on the south, west and east most elevations by timber fencing behind the trees, whilst the north is bordered with a masonry wall.

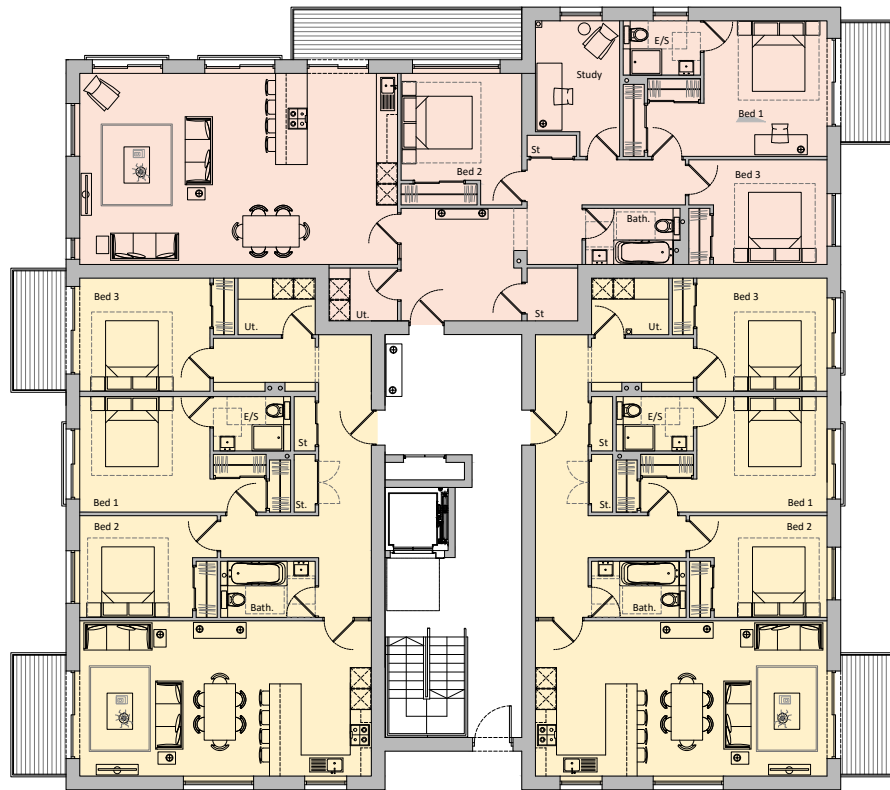


ACCOMMODATION SCHEDULE

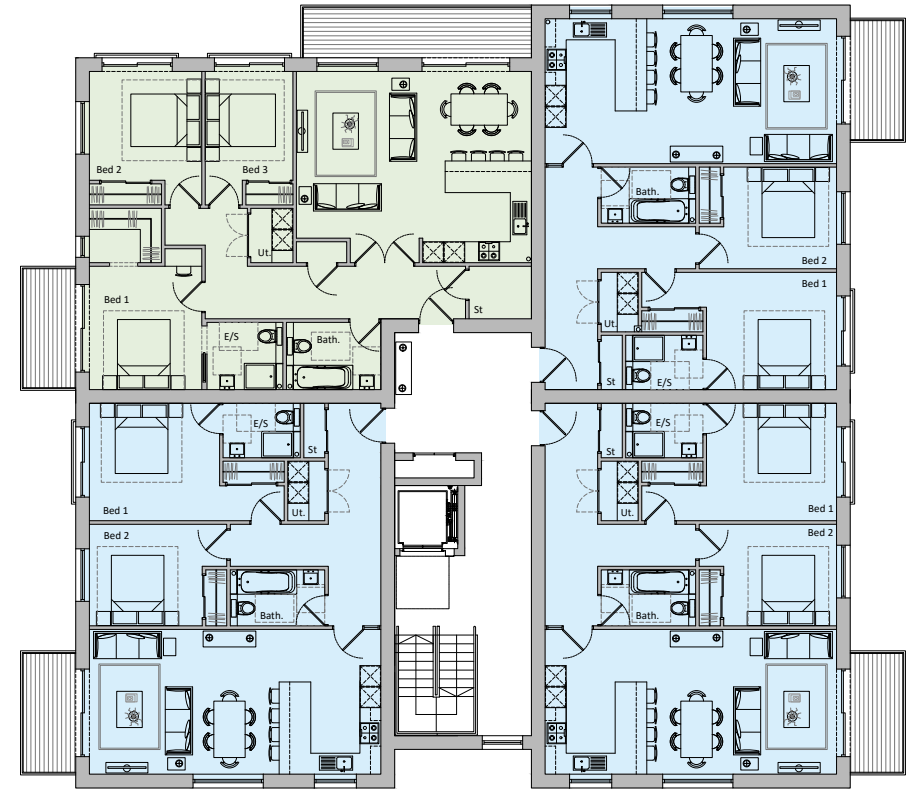


Flat Type	Beds	GIA (M2)	No.
A	3	140	1
B	3	115	2
C	3	105	2
D	2	88	6

The consented development allows for 11 units comprising 2 bed and 3 bed flats with 11 car parking spaces and 28 cycle spaces. Garden areas would be retained and enhanced.



Proposed Ground Floor Plan



Proposed First & Second Floor Plan

PROPOSED ELEVATIONS



Proposed Front Elevation – South Facing



Proposed Rear Elevation – North Facing



Proposed Side Elevation – East Facing



Proposed Side Elevation – West Facing

SALE TERMS

Our client will dispose of their heritable interest in the subjects with a price quoted on application to interested parties.

Unconditional offers subject to title are sought.

TENURE

Heritable (equivalent of English freehold).

TOWN PLANNING

We understand the proposed development of 11 flats was granted planning consent on 19 November 2024 under the planning application reference of 24/00663/FUL.

Interested parties should make their own enquiries with the planning department of City of Edinburgh Council.

In the Edinburgh Local Development Plan, the site is identified as being sited within an Urban Area for Housing and Employment.

The subjects are not listed as being of architectural and historic interest, but it is contained within the Colinton Conservation Area.

PRELIMINARY REPORTS

The following reports can be made available to interested parties:

- Demolition Warrant
- Topographical Report
- Gas Monitoring Report
- Ground Investigation Report
- Demolition Asbestos Survey
- Asbestos Removal Certificate (1,2,3)

VAT

We are advised the property is not elected for VAT.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT) and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd.

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