FOR SALE
DEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD

45 Watson Crescent, Edinburgh, EH11 1ER

- Canal Side Setting
- Desirable Residential Area
- Overlooks Harrison Park
- Close to The City Centre
- Site extends to 0.2 acres (0.08 hectares)
- Offers Invited

LOCATION

Watson Crescent is strategically situated in the highly desirable Polwarth / Merchiston District of Edinburgh just 1.5 miles south west of the city centre within walking distance of Bruntsfield / Morningside.

Access to the site is from directly off Watson Crescent Lane which leads into a private self-contained and secure court yard.

Immediately to the south and forming a shared boundary is The Union Canal which leads to and terminates at Edinburgh City Quay. To the west is Harrison Park with established residential dwellings positioned to the north and east.

The site also lies just outwith the Merchiston Conservation area.

The exact location is highlighted on the location map.

DESCRIPTION

This secluded private site which is rectangular in shape currently comprises a series of single storey lock up / storage units arranged in a quaint U-shaped court yard setting.

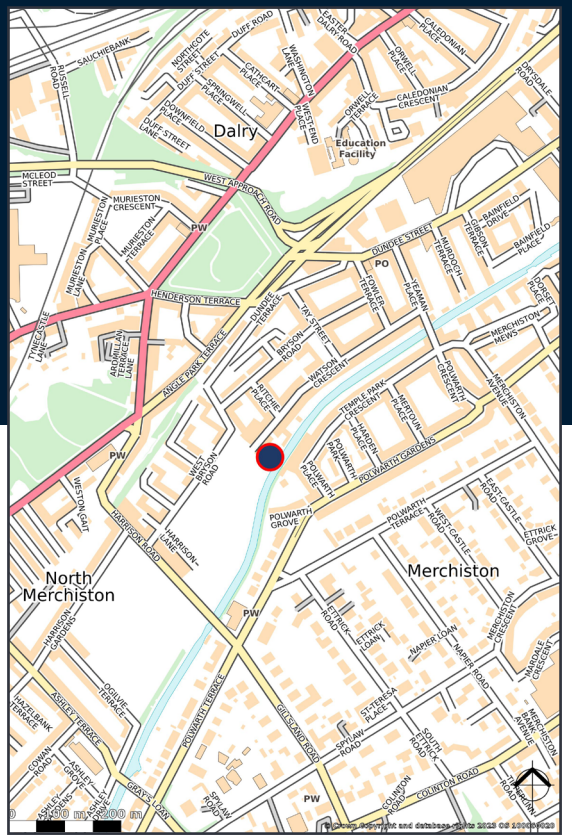
There are currently some short term license agreements in place which will be terminated prior to sale with vacant possession being granted.

ACCOMMODATION

The site extends to approximately 0.2 acres or thereby.

LOCAL DEVELOPMENTS

Directly opposite the site on the south side of the canal is the development of 46 residential dwellings by S1 Development.



PLANNING
The land benefits from a residential allocation in the proposed Choices for City Plan 2030 (LDP).

Based on a recent feasibility report the architects have shown that the site could accommodate up to 16 private residential apartments or a c49 bed purpose built student accommodation block arranged over ground and three upper levels (subject to the necessary consents being obtained).

The residential scheme is capable of accommodating approximately 1,454 sqm / 15,651 sqft with the student layout being slightly larger at 1,687 sqm / 20,097 sqft.

A copy of the feasibility report can be made available on request.

RATEABLE VALUE
There are currently 4 entries in the valuation role all of which are below the small business rates relief threshold.

EPC
Not Applicable.

PRICE
Offers are invited for our clients heritable interest (freehold) with vacant possession.

Offers subject to planning will be considered subject to a review of the applicants planning and design proposals.

LEGAL COSTS + VAT
Each party to bear their own legal costs, the purchaser will be responsible for LBTT and VAT if applicable.

FEASABILITY ARCHITECTS
56Three (Edinburgh)

For any queries or to arrange a viewing, please contact —

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