

FOR SALE



11 - 13

YORK LANE

EDINBURGH

EH1 3HY

A Prime Consented Residential Development Opportunity

GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants



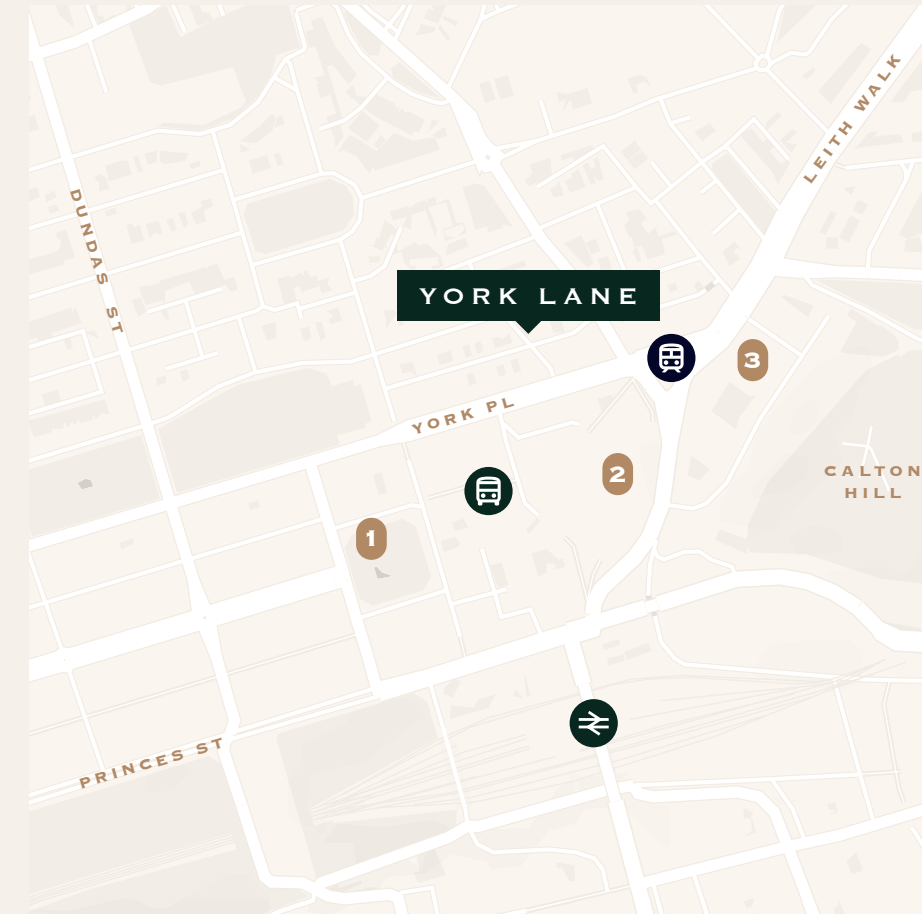
Welcome to YORK LANE

York Lane is strategically located to the eastern edge of The New Town in Edinburgh City Centre. Edinburgh's New Town is a UNESCO world heritage site due to its stunning neo classical Georgian architecture. Positioned between York Place to the south and Albany Street to the north, the site is just a short walk from the Omni Centre, Multrees Walk, St Andrew Square and the recently completed mixed use St James Quarter which provides abundance of shopping and leisure amenities together with private and residential apartments (New Eidyn) and a 244 bedroomed W Marriot hotel.

Excellent transport connections with Picardy Place tram stop within 0.1 miles (4 minutes walk) from the site, Edinburgh bus station 0.2 miles (6 minutes walk) and Waverley train station 0.6 miles (14 mins walk).

• YORK LANE •

- *Site extends 0.03 acres*
- *Located in Edinburgh New Town Conservation area*
- *Detailed planning permission for 8 apartments*
- *Demolition works commenced*
- *Close to the mixed use St James Quarter*
- *Excellent Transport links*
- *Guide Price - £1.1m excluding VAT*



TRAM STOP



EDINBURGH BUS STATION



WAVERLEY TRAIN STATION



ST ANDREW SQUARE



ST JAMES QUARTER



OMNI CENTRE

• YORK LANE •





PLANNING

The site previously comprised a street level car park above a lower ground floor office on a regular shaped parcel of land extending to 0.03 acres or thereby. On receipt of the demolition warrant 23/02326/WARR (September 2023), the main structure was removed with the retention of some of the original steel frame.

A detailed planning consent (with conditions) was obtained in June 2024, for the change of use from commercial to residential with the creation of 8 x flats (as amended). Further information to include floor plans and elevation drawings can be found on The City of Edinburgh Council's website using planning reference number 22/00030/Ful.



PROPOSAL

The consented development comprises the following accommodation.

FLOOR	SQM	SQFT
Lower ground floor Flat 1 (en suite)	85.01	915
Lower ground floor Flat 2 (en suite)	85.01	915
Ground floor Flat 3 (en suite)	70.05	754
Ground floor Flat 4 (en suite)	70.05	754
First floor Flat 5	74.97	807
First floor Flat 6 (en suite)	77.02	829
Second floor Flat 7	74.97	807
Second floor Flat 8 (en suite)	77.02	829
Avg Flat Size (GIA)	76.76	826
Total	614.08	6,610

Please note the above areas were taken from scaled plans and shouldn't be relied upon.

There is a signed section 75 covering planning gain contributions towards education & trams which totals £29,850.

• YORK LANE •



Indicative CGIs of the completed development.



Offers over
£1.1m

PRICE

Offers over £1.1m are invited for the heritable interest (equivalent of English Freehold) exclusive of VAT. Unconditional offers subject to title and contract are sought.

We would recommend that interested parties formally note their interest with the selling agents to be kept advised of any closing dates.

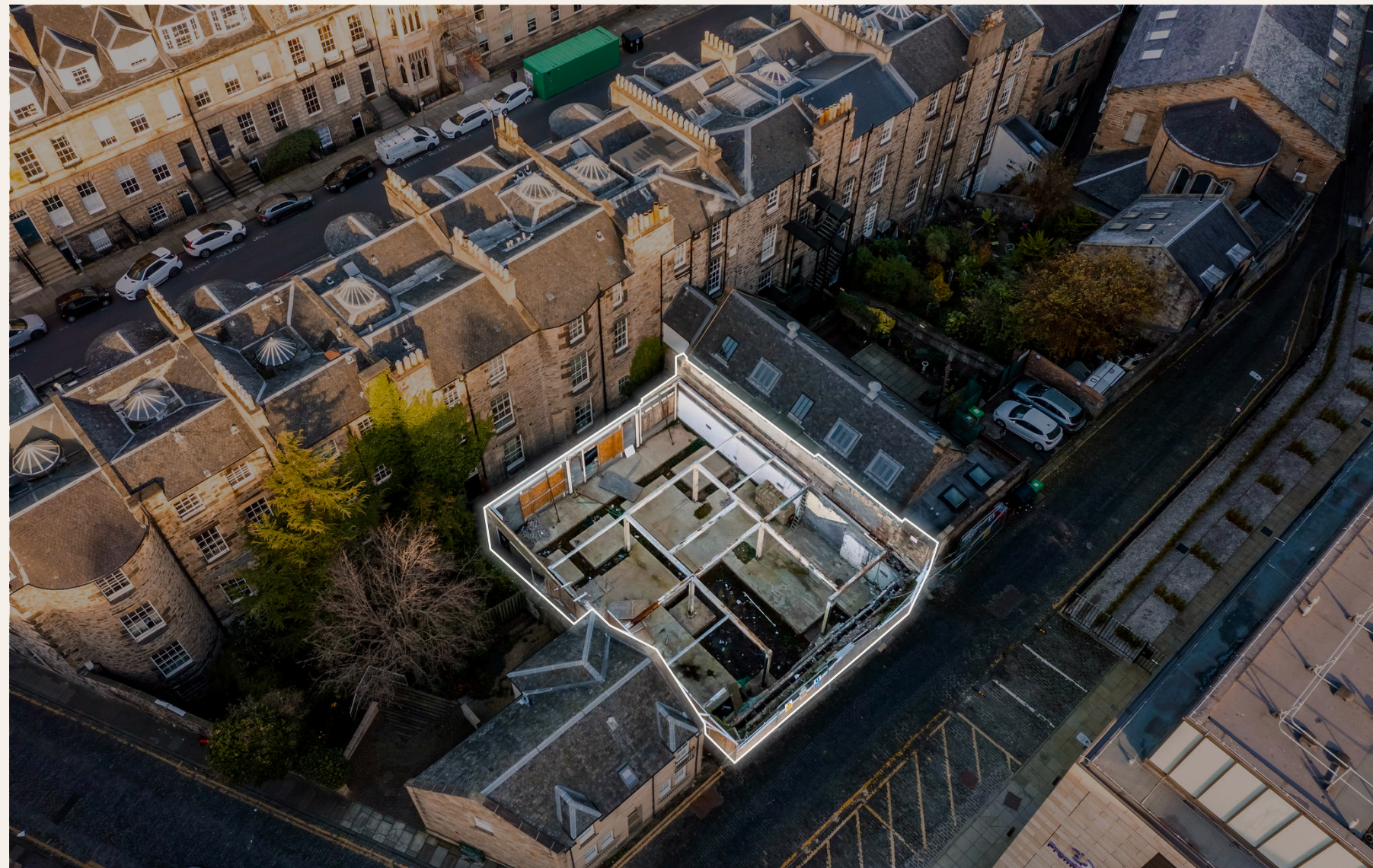
COSTS

Each party to bear their own reasonably incurred legal costs. The purchaser will be liable for land and buildings transactional tax and registration dues incurred.

VAT

VAT may be chargeable on the purchase price – TBC.

• YORK LANE •



• YORK LANE •





11 - 13

YORK LANE

EDINBURGH

EH1 3HY

VIEWINGS:

Strictly by appointment via the sole selling agents, Graham + Sibbald.

ADDRESS:

40 TORPHICHEN ST,
EDINBURGH
EH3 8JB

ROSS WILSON

ROSS.WILSON@G-S.CO.UK

07803 896 939

IMPORTANT NOTES

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating 2. Transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

(1) These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

(2) Graham +Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

(3) Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

(4) All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

(5) A list of Partners can be obtained from any of our offices.

(6) Date of Publication : November 2024

ROSS CHINNERY

ROSS.CHINNERY@G-S.CO.UK

07584 061 146

GRAHAM + SIBBALD

Chartered Surveyors and Property Consultants