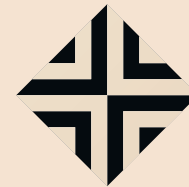




FOR SALE



PRIME NEW TOWN DEVELOPMENT OPPORTUNITY

PRIME RESIDENTIAL DEVELOPMENT
OPPORTUNITY BENEFITTING FROM
DETAILED PLANNING CONSENT
FOR 58 APARTMENTS AND 3 NEW
COMMERCIAL/RETAIL SPACES

0.412 ACRES / 0.167 HECTARES

108 – 114 & 116 DUNDAS STREET
EDINBURGH | EH3 6RH



PLAY VIDEO



UNIQUE OPPORTUNITY

—
DETAILED PLANNING PERMISSION OBTAINED FOR:
46 PRIVATE RESIDENTIAL UNITS,
12 AFFORDABLE HOMES
3 X COMMERCIAL UNITS COMPRISING 9,429 SQ.FT.
31 DEDICATED PRIVATE PARKING SPACES
—





OPPORTUNITY HIGHLIGHTS



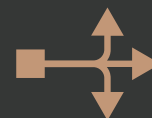
Prominent corner position on Dundas Street and Fettes Row



Excellent array of retail, restaurant and commercial amenities located at Dundas Street, New Town and Stockbridge



Detailed planning permission obtained for the demolition of the existing offices and redevelopment of 58 luxury apartments and 3 commercial units



Close proximity to Edinburgh City Centre. Strong public transport links connecting to rest of city and Edinburgh Airport



In close proximity to attractive green spaces at The Royal Botanic Gardens and Inverleith Park



Stunning penthouse level with private terraces



Close to park and attractive Water of Leith pathways



31 car spaces within secure underground car park



Residential accommodation is provided over two blocks delivering 49 apartments, including 12 affordable homes. To the rear 9 private apartments are delivered over 4 stories



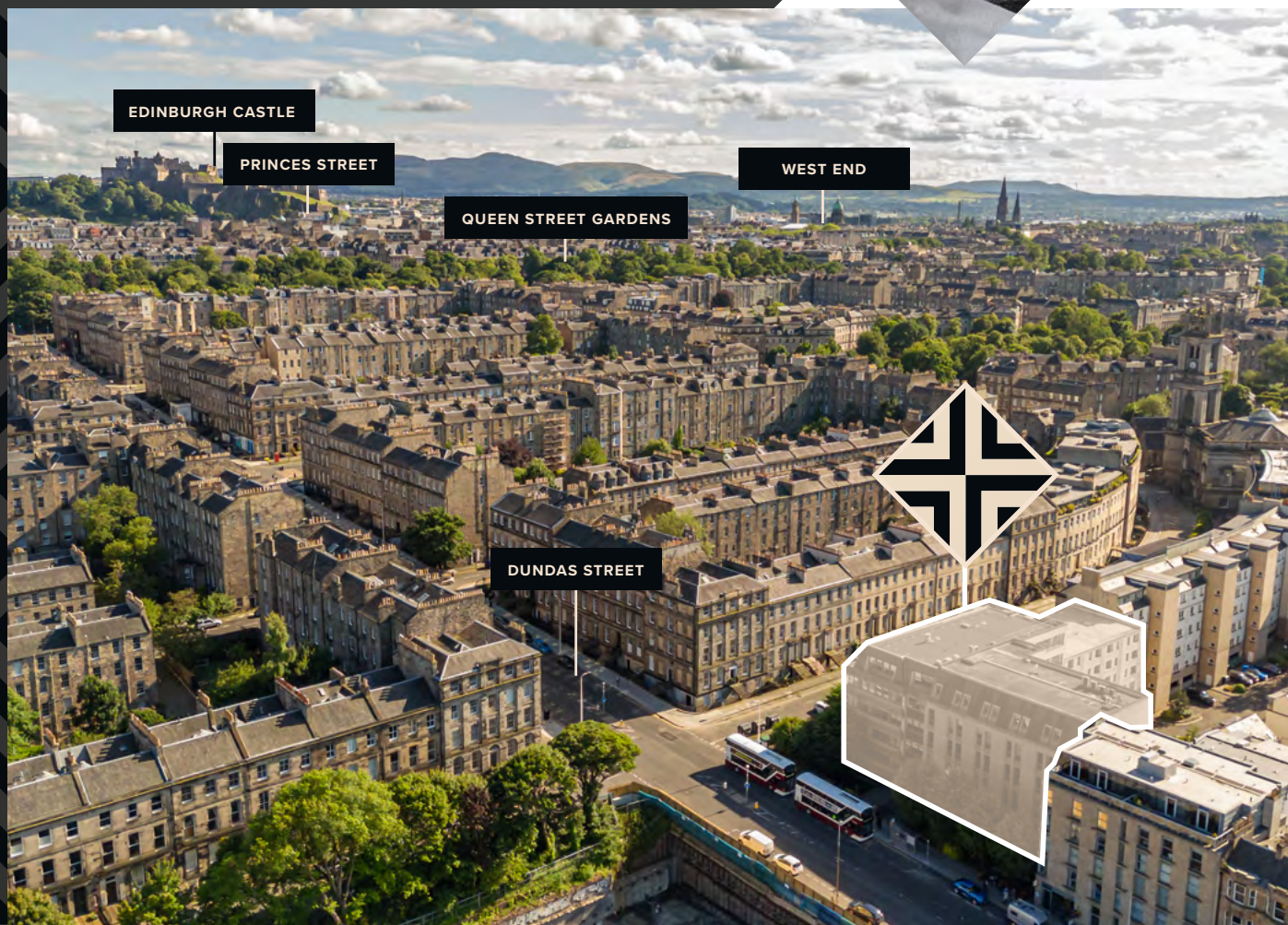
3 Commercial units, use class 1.2 & 3, over ground and lower ground floors proving 9,429 sq ft of space with prominent frontage to Dundas Street





LOCATION

The New Town Residences on Dundas Street are at the heart of Edinburgh's vibrant New Town, a UNESCO World Heritage Site. New Town is located to the north of Edinburgh City Centre, within 15 minutes walking distance of Princes Street, George Street and Edinburgh Castle.

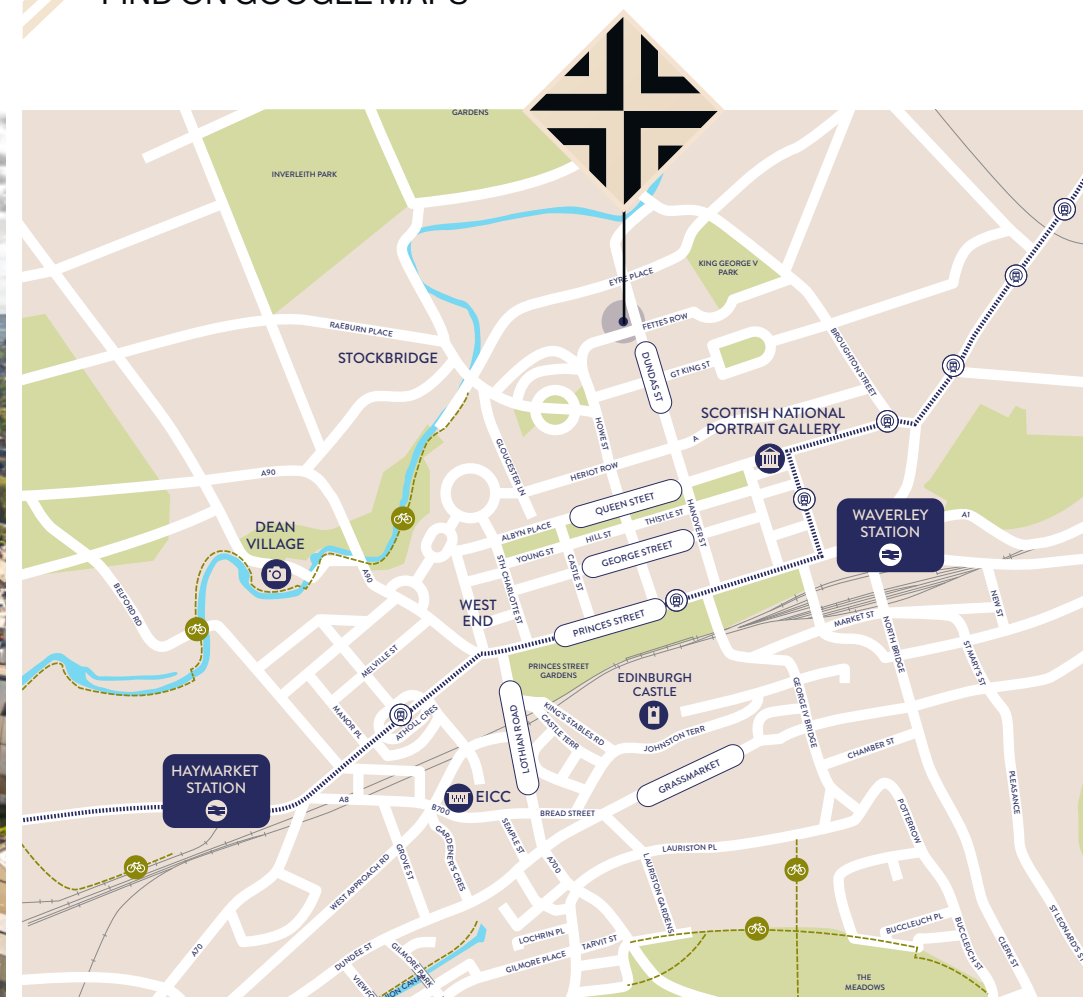


THE NEIGHBOURHOOD

The New Town is a sought after residential neighbourhood, with Georgian architecture providing a range of apartments and townhouses popular with young professionals, families and right sizers, as well as buy-to-let investors.

Dundas Street is well connected by bus routes to the City Centre as well as key employment areas across Edinburgh. Waverley Train Station and Edinburgh's tram link to the airport are located less than 1 mile away, providing direct links throughout Scotland and further afield.

» FIND ON GOOGLE MAPS





NEW TOWN EDINBURGH

As one of the city's most desired places to live, Dundas Street is surrounded by a wealth of modern convenience. Cafés, gyms, yoga studios, independent shops and galleries make this a destination street, serving locals and attracting a wider Edinburgh base.

The local area provides a comprehensive mix of amenities, making the work-life balance effortless. Edinburgh's culinary landscape is a treasure trove for food enthusiasts, and Dundas Street is nestled amid a wide range of dining options ranging from quaint cafés, chic bistros to fine dining restaurants and trendy gastropubs.

The nearby St James Centre and George Street provide access to Edinburgh's retail heart, together with further dining and leisure options, the city really is at your doorstep.





DEVELOPMENT PROPOSALS

Detailed planning permission has been secured for the demolition of the existing office buildings and erection of a mixed-use development comprising 49 flats (including 12 affordable) with 3 commercial units (Class 1, 2 and 3 uses), amenity space, landscaping, basement level car (31 spaces) and cycle parking and other associated infrastructure on 14th February 2024.

Additional 9 private apartments consented to the rear at 40 Henderson Place on 14 September 2024.

The planning references are: **22/05886/FUL.** and **24/02964/FUL.** Demolition Consent and Conservation Area Consents are also obtained, the City of Edinburgh Council Planning Portal provides further information.





ACCOMMODATION

THE PLANNING PERMISSION EXTENDS TO 58 APARTMENTS AND 3 COMMERCIAL UNITS, AS SHOWN IN THE TABLES BELOW.

DUNDAS STREET

Description	Units	Ave. Unit size (sq.ft.)	Total (sq.ft.)
Private			
1 Bed	1	753	752
2 Bed	19	862	16,383
3 Bed	15	1,376	20,645
5 Bed	2	1,722	3,444
TOTAL	37		41,224
Affordable			
1 Bed	8	592	4,736
2 Bed	4	775	3,100
TOTAL	12		7,836
Commercial			
Unit A			1,335
Unit B			1,959
Unit C			6,082
TOTAL	3		9,376
Total			58,436

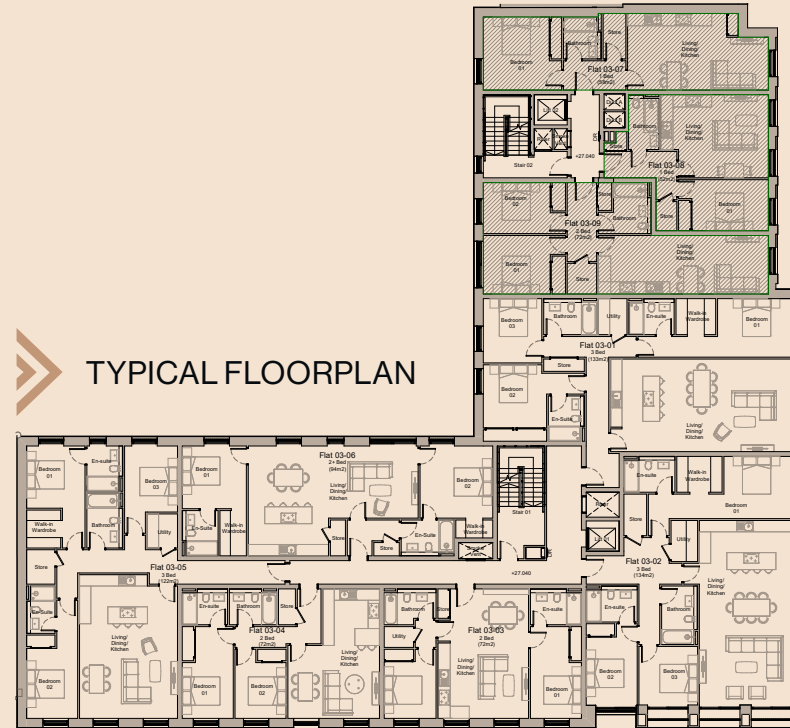
HENDERSON PLACE

Description	Units	Ave. Unit size (sq.ft.)	Total (sq.ft.)
Private			
1 Bed	2	819	1,638
2 Bed	7	719	5,034
Total	9		6,637

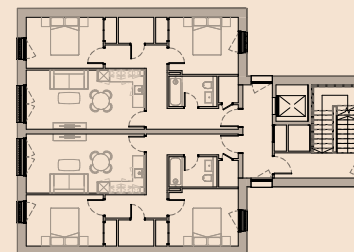
Basement level car parking facilities for the residential accommodation are proposed with access directly from Henderson Place.

The proposal includes 31 car parking spaces.

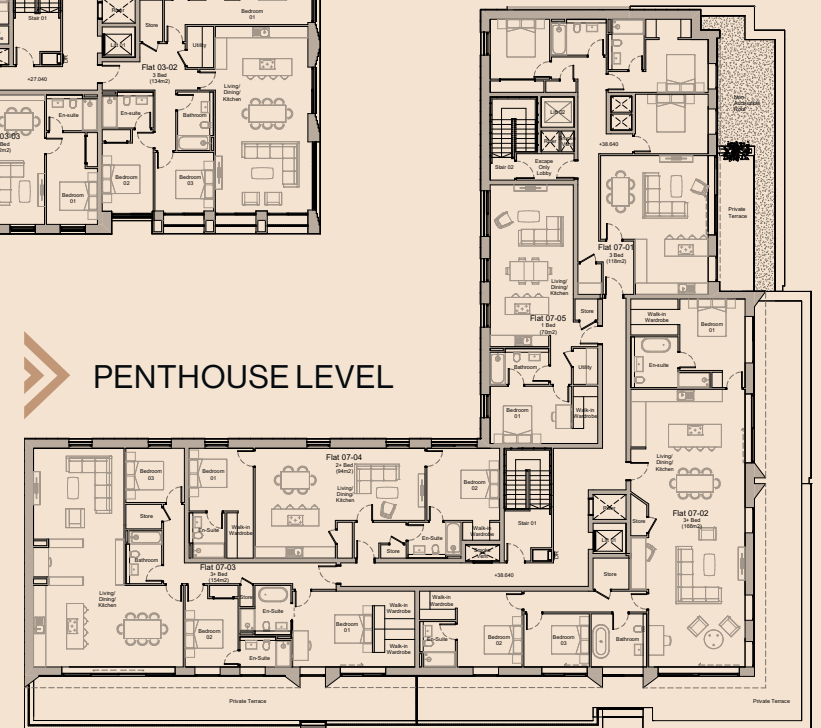
» TYPICAL FLOORPLAN



» REAR BLOCK TYPICAL FLOORPLAN



» PENTHOUSE LEVEL





AFFORDABLE HOUSING

THE VENDORS HAVE COMMENCED A S75A PROCESS WITH CITY OF EDINBURGH COUNCIL TO SEEK A COMMUTED SUM PAYMENT IN LIEU OF AFFORDABLE HOUSING DELIVERY ON SITE. IF SUCCESSFUL, THE AGREED FINANCIAL CONTRIBUTION WILL BE REQUIRED TO BE PAID TO THE COUNCIL DIRECT.

If the above is not agreed then the delivery of the affordable in the rear block of 9 units would be a likely alternative approach, with a commuted payment made for the remaining 3 units.

Determination of this process is hoped to be understood in late summer 2025.



VALUE-ADD OPPORTUNITIES WHICH SHOULD BE CONSIDERED BY ANY FUTURE PURCHASER





NEW TOWN RESIDENCES



TECHNICAL INFORMATION

A dataroom is available containing technical information for the site. For access, please contact Savills.

- Title
- Floorplans
- Planning Consent
- Surveys
- Demolition warrant
- CGI images

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole.

Parties are asked to bid on the basis of the existing consent, affordable on site, and set out any proposed top up mechanism should the Section 75a be successful.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction. Sold with Vacant Possession.

EPC

EPC rating E.

VAT

The site has been elected for VAT.

VIEWING ARRANGEMENTS

For all viewing enquiries, please contact:

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