

FOR SALE - OFFERS INVITED

Live Planning Consent
for 131 PBSA Rooms

229 Willowbrae Road & 2C Northfield Drive,
Edinburgh, EH8 7ND



Edinburgh.

A GLOBAL CAPITAL

Edinburgh is a vibrant and historic city known for its rich cultural heritage and diverse economy. As Scotland's administrative capital, it is home to the Scottish Parliament and devolved Scottish Government. The city, a UNESCO world heritage site since 1995, attracts around 5 million visitors annually.

With four universities and a student population of about 65,000, Edinburgh is a hub for higher education. The University of Edinburgh is particularly notable, ranked 13th in the Times Good University Guide 2024 and 30th in the 2024 World University Rankings.



Economically, Edinburgh stands out as the UK's second-largest financial centre, with major firms such as Lloyds Banking Group and RBS/NatWest contributing to its status. The city also boasts the highest number of FTSE 100 companies outside London.

In addition to finance, Edinburgh is a growing centre for the creative industries, with a thriving tech hub which includes prominent companies such as Skyscanner and Rockstar North, enhancing its reputation as an innovative and dynamic city.



Population of 550,000 with a wider catchment of 1.4m people with anticipated growth of 20% by 2037.



Ranked the UK's happiest place to work by Smart Survey.



50% graduate retention rate post degree, 62% of the workforce educated to degree level or above.



Around 5 million tourists visit Edinburgh every year.






The lowest unemployment rate in the UK of only 2.9%



Highest GVA per capita of any UK city outside of London.



Location.

			
Edinburgh College	10 min.	10 min.	39 min.
Queen Margaret University	18 min.	19 min.	60 min.
Edinburgh University	29 min.	21 min.	60 min.
Edinburgh University King's Building	45 min.	21 min.	66 min.

The site is located approximately 2 miles southeast of Edinburgh City Centre and 2 miles west of Portobello within the popular Northfield suburb of the City at the intersection of Northfield Drive and Willowbrae Road. Northfield is a predominantly residential area characterised by a variety of building styles along with various commercial occupiers including, Tesco Express, Esso Petrol Station, Premier Inn & Motorchoice car showroom. Holyrood Park & Figgate Park are in close proximity providing greenspace for local residents to enjoy.

The site is conveniently situated on the east side of Willowbrae Road which is one of the main arterial routes linking the City Bypass and A1 with the East and the City Centre. The route benefits from an extensive bus network for Lothian buses as well as East Lothian bus operators including frequent services directly to Queen Margaret University & Edinburgh College.





Opportunity Summary.

1.

Rare opportunity to purchase a fully consented PBSA development site in Edinburgh
2.

Site extends to approximately 0.84 acres (0.34 Hectares)
3.

Site benefits from planning consent for 131 student beds, comprising a mix of studio and cluster accommodation
4.

Located in the popular Northfield suburb of Edinburgh with strong transport links to and from QMU, ENU and UOE
5.

Edinburgh is a Russell Group University city boasting four internationally recognised higher education institutions
6.

Offers are now invited for the heritable interest in the land.



Planning Consent. - 131 Rooms

Planning approval granted for the erection of purpose-built student accommodation with commercial space at ground level, associated amenity space, access, landscaping and cycle parking.

	STUDIO	CLUSTER FLATS	ACCESSIBLE STUDIO
Lower Ground	15	-	1
Ground	15	-	1
First	27	4	2
Second	27	4	2
Third	27	4	2
Total	111	12	8

TOTAL ROOMS	131
Commenrcial Unit	102.9m²

The Section 75 financial contribution for £10,415.47 for health care has been fully satisfied

Planning Reference Numbers

23/06949/FUL	24/06124/FUL
229 Willowbrae Road	2c Northfield Drive

Scottish Universities Information.

Underpinned by four internationally recognised Higher Education institutions, Edinburgh continues to attract students from around the world and now boasts a student population in excess of 73,000 (HES 2022/23), one of the UK's highest concentrations of students.

Although student occupational demand has remained strong, the city is highly constrained from a land availability perspective, which is compounded by the challenging planning landscape and newly introduced planning policies. New PBSA planning permissions are

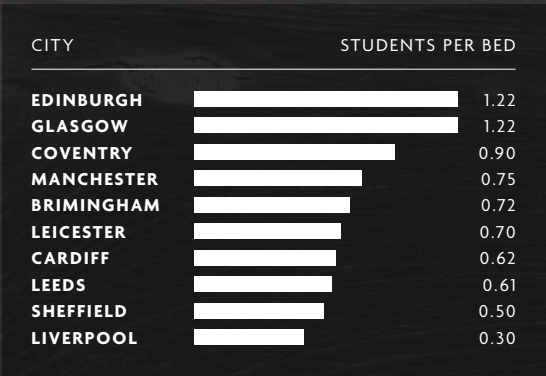
becoming increasingly more difficult to obtain, and there is no sign of this trend reversing.

The UK Collaborative Centre for Housing Evidence published a cross party report in September 2024 that provided evidence that Edinburgh has a current shortfall of 13,852 beds. In summer 2023 a motion passed by the City of Edinburgh Council titled 'StudentAccommodation Homelessness Crisis' which highlights the acute shortage of accommodation both within PBSA and the Private Rented Sector (PRS).

International Demand.

When considering international demand, Edinburgh boasts the highest ratio per bed in the UK, outside of London.

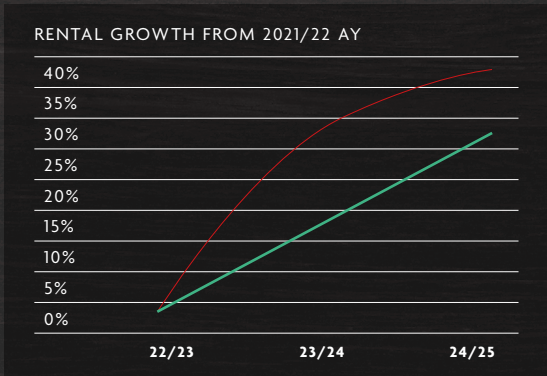
This metric analyses the international student population against the number of student accommodation beds available in the city.



Rental Growth.

With such tight supply and increasing student demand, Edinburgh has recorded impressive year on year rental growth over the past 3 years. Since the 2021/22 academic year, the average rental price for ensuite clusters has increased c. 28%, while the

growth in studio rental prices has gone up c. 37%.



The University of Edinburgh is ranked 17 in the Times 'Good University Guide 2025'

In 2023 University of Edinburgh had an offer to acceptance ratio of 1:10

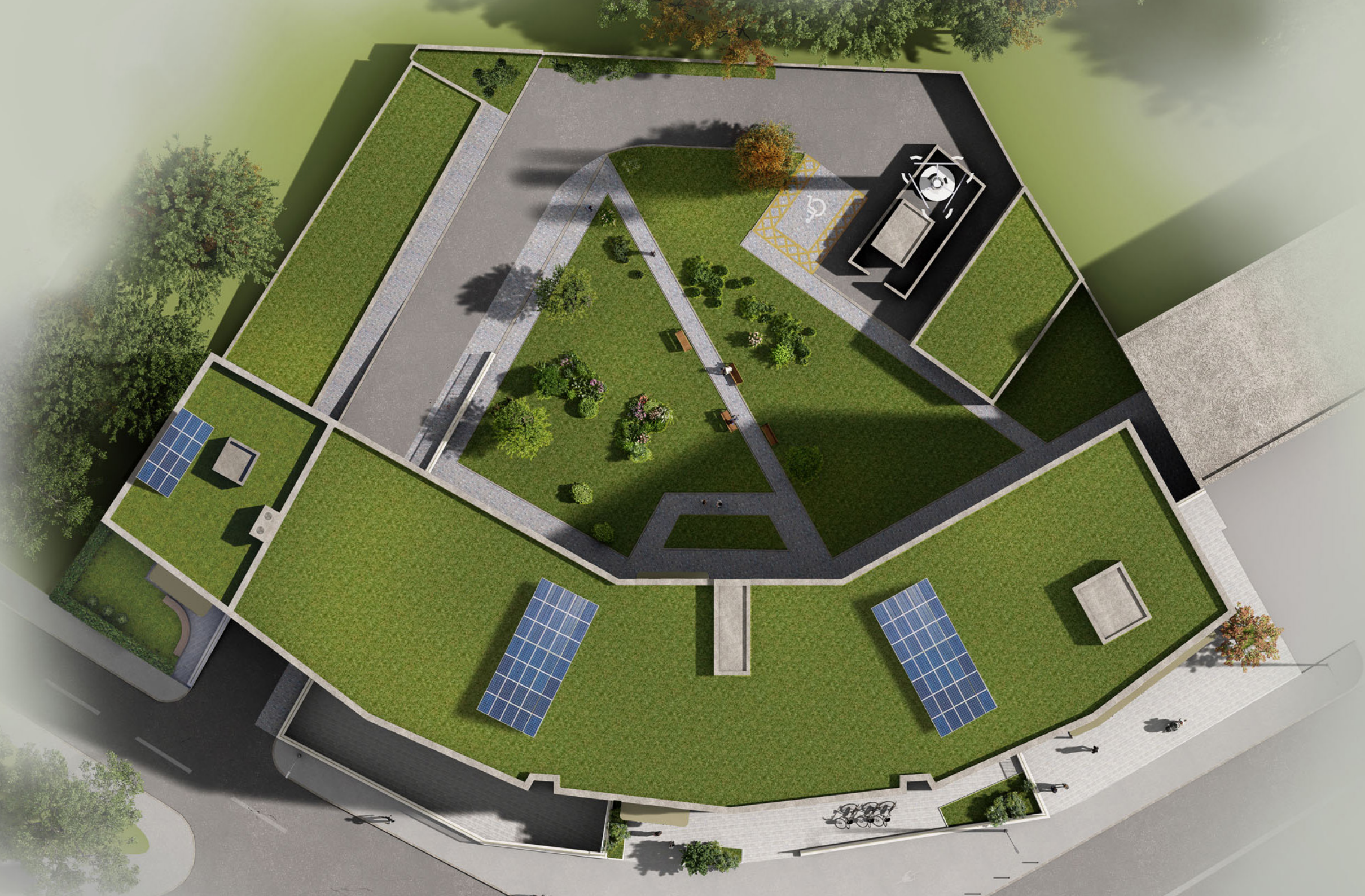
The city's international student numbers increased by 47% between the period 2017/18 to 2022/23

Full time student number at Edinburgh Napier University increased by 30% between 2017/18 and 2022/23

Edinburgh Napier University is recognized as a top 5 UK modern university for career outcomes in both the Guardian and Times/Sunday Times guides

The Business School at Edinburgh Napier University holds AACSB accreditation, a prestigious global benchmark

Queen Margaret University is part of a joint venture with East Lothian Council to develop the Edinburgh Innovation Hub which is a £40m project and will provide laboratory, office and meeting room space. The University is also investing £2.1m into the Future Spaces Project which will revitalise and enhance the existing campus.



Floor Plans.



PROPOSED LOWER GROUND FLOOR



PROPOSED UPPER GROUND FLOOR

- STUDIOS

CLUSTER FLATS

STUDY HUBS

BICYCLE STORAGE

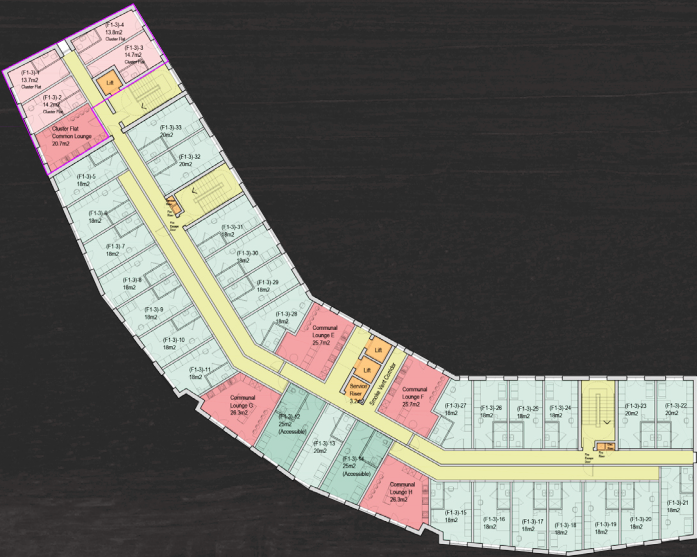
CIRCULATION
- ACCESSIBLE STUDIOS

CLUSTER LOUNGE

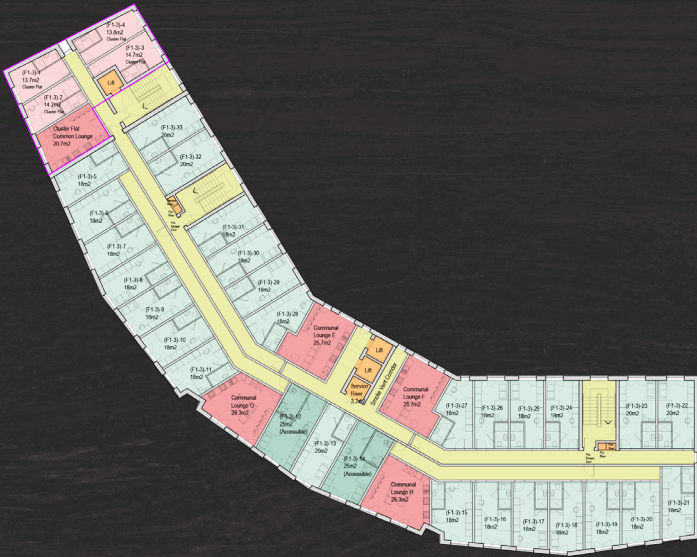
RECREATIONAL SPACES

SERVICES

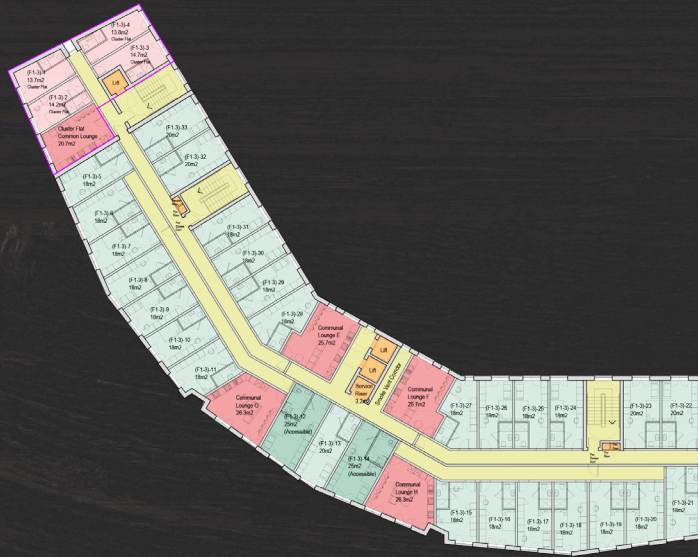
Floor Plans.



PROPOSED 1ST FLOOR



PROPOSED 2ND FLOOR



PROPOSED 3RD FLOOR

- | | | | | |
|--------------------|----------------|---------------------|-----------------|-------------|
| STUDIOS | CLUSTER FLATS | STUDY HUBS | BICYCLE STORAGE | CIRCULATION |
| ACCESSIBLE STUDIOS | CLUSTER LOUNGE | RECREATIONAL SPACES | SERVICES | |

Rooms.

SCHEDULE OF ACCOMMODATION COMBINED SCHEME - ROOMS

229 Willowbrae Road & 2C Northfield Drive

BASEMENT FLOOR

ROOM	AREA	TYPE
B-1	18m ²	Room
B-2	18m ²	Room
B-3	18m ²	Room
B-4	18m ²	Room
B-5	18m ²	Room
B-6	18m ²	Room
B-7	20m ²	Room
B-8	20m ²	Room
B-9	20m ²	Room
B-10	30m ²	Accessible Studio
B-11	20m ²	Room
B-12	20m ²	Room
B-13	20m ²	Room
B-14	18m ²	Room
B-15	18m ²	Room
B-16	18m ²	Room

GROUND FLOOR

ROOM	AREA	TYPE
G-1	267m ²	Accessible Studio
G-2	20m ²	Room
G-3	20m ²	Room
G-4	20m ²	Room
G-5	20m ²	Room
G-6	20m ²	Room
G-7	20m ²	Room
G-8	18m ²	Room
G-9	18m ²	Room
G-10	18m ²	Room
G-11	20m ²	Room
G-12	20m ²	Room
G-13	20m ²	Room
G-14	18m ²	Room
G-15	18m ²	Room
G-16	18m ²	Room

FIRST FLOOR

ROOM	AREA	TYPE
FI-1	137m ²	Cluster Flat
FI-2	142m ²	Cluster Flat
FI-3	147m ²	Cluster Flat
FI-4	138m ²	Cluster Flat
FI-5	18m ²	Room
FI-6	18m ²	Room
FI-7	18m ²	Room
FI-8	18m ²	Room
FI-9	18m ²	Room
FI-10	18m ²	Room
FI-11	18m ²	Room
FI-12	25m ²	Accessible Studio
FI-13	20m ²	Room
FI-14	25m ²	Accessible Studio
FI-15	18m ²	Room
FI-16	18m ²	Room
FI-17	18m ²	Room
FI-18	18m ²	Room
FI-19	18m ²	Room
FI-20	18m ²	Room
FI-21	18m ²	Room
FI-22	20m ²	Room
FI-23	20m ²	Room
FI-24	18m ²	Room
FI-25	18m ²	Room
FI-26	18m ²	Room
FI-27	18m ²	Room
FI-28	18m ²	Room
FI-29	18m ²	Room
FI-30	18m ²	Room
FI-31	18m ²	Room
FI-32	20m ²	Room
FI-33	20m ²	Room

SECOND FLOOR

ROOM	AREA	TYPE
F2-1	137m ²	Cluster Flat
F2-2	142m ²	Cluster Flat
F2-3	147m ²	Cluster Flat
F2-4	138m ²	Cluster Flat
F2-5	18m ²	Room
F2-6	18m ²	Room
F2-7	18m ²	Room
F2-8	18m ²	Room
F2-9	18m ²	Room
F2-10	18m ²	Room
F2-11	18m ²	Room
F2-12	25m ²	Accessible Studio
F2-13	20m ²	Room
F2-14	25m ²	Accessible Studio
F2-15	18m ²	Room
F2-16	18m ²	Room
F2-17	18m ²	Room
F2-18	18m ²	Room
F2-19	18m ²	Room
F2-20	18m ²	Room
F2-21	18m ²	Room
F2-22	20m ²	Room
F2-23	20m ²	Room
F2-24	18m ²	Room
F2-25	18m ²	Room
F2-26	18m ²	Room
F2-27	18m ²	Room
F2-28	18m ²	Room
F2-29	18m ²	Room
F2-30	18m ²	Room
F2-31	18m ²	Room
F2-32	20m ²	Room
F2-33	20m ²	Room

THIRD FLOOR

ROOM	AREA	TYPE
F3-1	137m ²	Cluster Flat
F3-2	142m ²	Cluster Flat
F3-3	147m ²	Cluster Flat
F3-4	138m ²	Cluster Flat
F3-5	18m ²	Room
F3-6	18m ²	Room
F3-7	18m ²	Room
F3-8	18m ²	Room
F3-9	18m ²	Room
F3-10	18m ²	Room
F3-11	18m ²	Room
F3-12	25m ²	Accessible Studio
F3-13	20m ²	Room
F3-14	25m ²	Accessible Studio
F3-15	18m ²	Room
F3-16	18m ²	Room
F3-17	18m ²	Room
F3-18	18m ²	Room
F3-19	18m ²	Room
F3-20	18m ²	Room
F3-21	18m ²	Room
F3-22	20m ²	Room
F3-23	20m ²	Room
F3-24	18m ²	Room
F3-25	18m ²	Room
F3-26	18m ²	Room
F3-27	18m ²	Room
F3-28	18m ²	Room
F3-29	18m ²	Room
F3-30	18m ²	Room
F3-31	18m ²	Room
F3-32	20m ²	Room
F3-33	20m ²	Room

Edinburgh student population growth.

The adjacent table highlights student number and the significant increase in international (non, EU) students which has taken place since the 2017/2018 academic year

ACADEMIC YEAR	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
UK Students	36,352	36,589	36,630	39,013	40,170
EU students	6,331	6,454	6,375	6,573	6,199
Non EU Students	11,815	13,178	15,097	16,392	19,160
TOTAL STUDENTS	54,498	56,230	58,102	61,978	65,529

Source: Higher Education Statistics Agency (HESA) Subject to confirmation and additions from Prestom

Edinburgh Student Market.

INSTITUTION	FT UNDERGRADUATES	FT POSTGRADUATES	% NON UK STUDENTS	TOTAL FT HE STUDENTS	% GROWTH SINCE AY 2017/18	3 YEAR CAGR
The University of Edinburgh	25,208	11,002	45%	36,210	22%	7%
Edinburgh Napier University	10,334	3,239	26%	13,573	25%	8%
Herriot-Watt University	7,216	3,004	36%	10,220	10%	3%
Queen Margaret University	3,432	820	22%	4,252	21%	6%
SRUC	1,274	0	2%	1,274	3%	1%
TOTAL STUDENTS	47,464	18,065	38%	65,529	20%	6%

Source: Knight Frank



Connectivity.

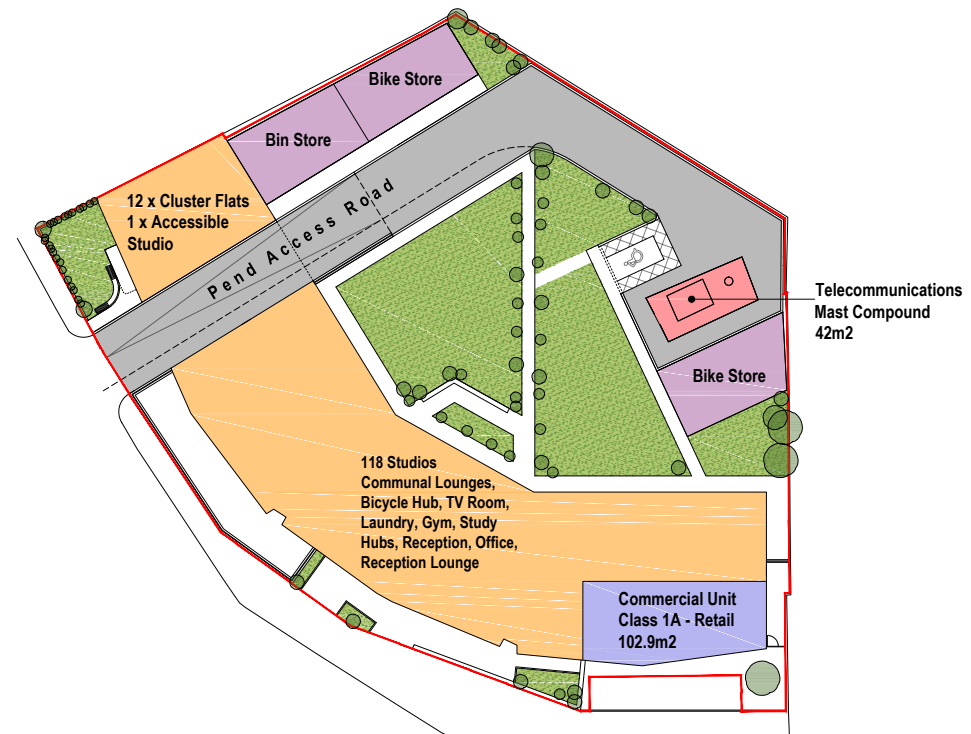


The Site.

The brownfield site has been cleared & largely consists of hard-standing ground. The site extends to approximately 0.84 acres (0.34 Hectares). The site is bound by low density neighbouring uses which allows open aspects to the North, East and West including views towards Arthur's Seat & Pentland Hills.

Proposed Development

The proposed scheme will comprise a 4 storey PBSA building containing 131 beds, with a mix of studio and cluster accommodation. The property will also provide a range of external and internal amenity spaces including agymnasium, café, communal break out space and private roof terraces. The proposals include for 4.51 sq m amenity space per bed. The proposal has been designed with the view to deliver a best in class PBSA asset.



Commercial Income.

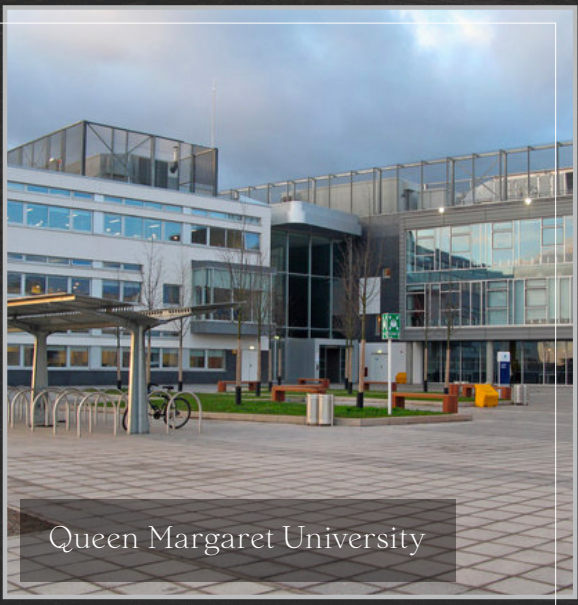
Commercial Unit.

LEASE TERMS	
Size	102.9sqm (1108 sqft) GIA
Description	Class 1A retail premises in shell condition
Rent per annum	£30,000 (projected income)



Telecommunications Mast.

LEASE TERMS	
Size	0.05 acres (0.023 Hectares)
Description	Existing Telecommunications Mast. Includes right of access road for service & maintenance.
Tenant	Cornerstone Telecommunications Infrastructure
Rent per annum	£7,500 payable quarterly in advance
Term	16 September 2016 – 15 September 2036
Rent Review Dates	16 September 2026 & 2031



PRICE

Offers invited for the site, or offers invited for turnkey

ADDITIONAL INFORMATION

The site is not VAT elected.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction. The purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

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 occupiers. Once an offer has been accepted, the prospective occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



FURTHER INFORMATION

Further information and access to the data room can be gained by contacting the joint selling agents.

**J&E Shepherd 12 Atholl Crescent,
Edinburgh, EH3 8HA:**

Emily Anderson

DD: 07775690917

emily.anderson@shepherd.co.uk

Ian Hannon

DD: 07767812079

ian.hannon@shepherd.co.uk



**Ryden, 7 Exchange Crescent,
Conference Square, EH3 8AN:**

Nick Armstrong

DD: 07740 961 592

nick.armstrong@ryden.co.uk

Ford Swanson

DD: 07770 223 196

ford.swanson@ryden.co.uk

Kyle Wright

DD: 07425 478 303

kyle.wright@ryden.co.uk

Preston Mommsen

DD: 07791 518 811

preston.mommsen@ryden.co.uk

Ryden