

Central Edinburgh DEVELOPMENT OPPORTUNITY

For Sale
1.48 Acres



41 – 45 Gilmore Place
Edinburgh EH3 9NG

For Sale

AS A SINGLE LOT

Extensive Development Opportunity

St Joseph's House, 41 – 45 Gilmore Place,
Edinburgh EH3 9NG

- Attractive property with grounds to the rear
- Site area of 1.48 acres (0.6 Hectares)
 - Edge of Edinburgh City Centre
- Excellent transport links and nearby amenities
- Wide range of potential alternative uses considered including residential, hotel, student accommodation

CLOSING DATE SET FOR **THURSDAY 4TH OCTOBER 2018** AT MIDDAY

LOCATION

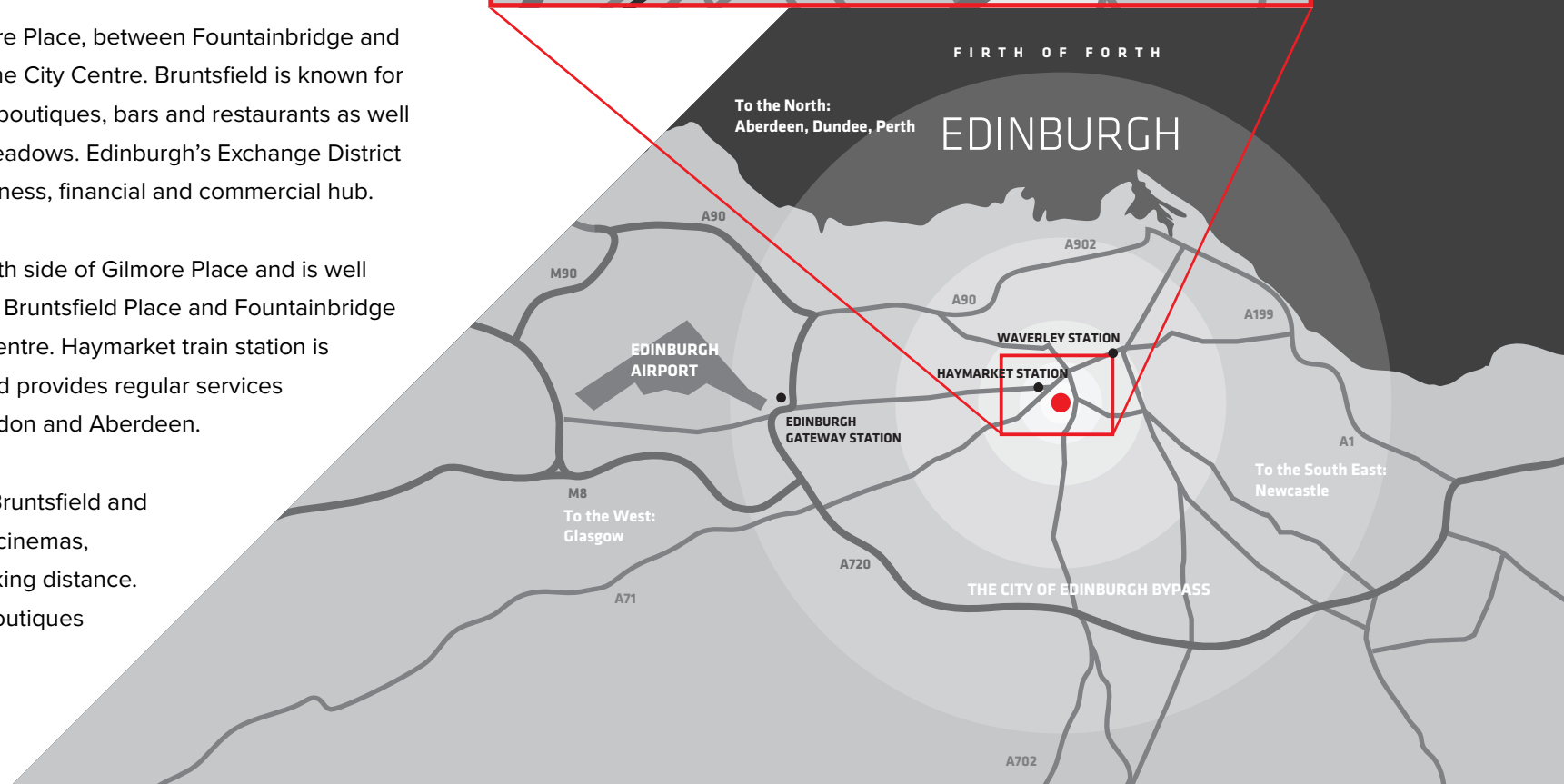
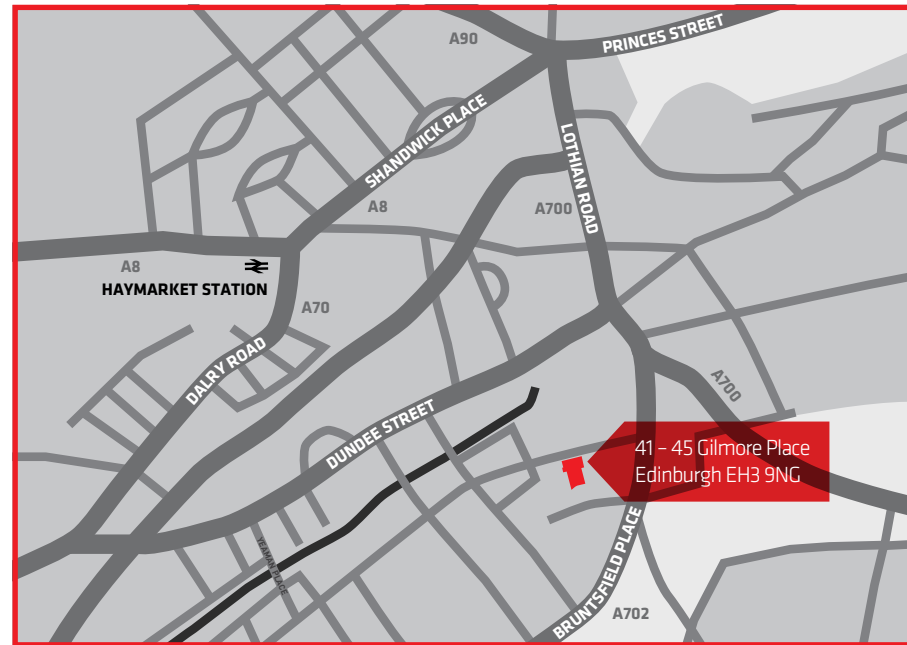
Edinburgh is Scotland's capital city, with an estimated population of 500,000. **Edinburgh was recently voted second in Deutsche Bank's Global Quality of Life survey** carried out across 47 cities. And in 2018 Edinburgh was voted the **'most attractive city to live and work in the UK'** by the Royal Mail - with access to good education, provision of open space, healthcare, culture and affordable house prices all key criteria in these awards.

Edinburgh is renowned for its strong finance and business sectors, and as an emerging technology hub with close links to the City's four Universities. For one month of the year the city is also home to the world's largest arts festival 'The fringe'.

The subjects are located on Gilmore Place, between Fountainbridge and Bruntsfield, less than a mile from the City Centre. Bruntsfield is known for its eclectic mix of upmarket cafes, boutiques, bars and restaurants as well as the Bruntsfield Links and the Meadows. Edinburgh's Exchange District at Fountainbridge is the City's business, financial and commercial hub.

The property is located on the south side of Gilmore Place and is well serviced by all modes of transport. Bruntsfield Place and Fountainbridge provide quick access to the City Centre. Haymarket train station is located within walking distance and provides regular services between Edinburgh, Glasgow, London and Aberdeen.

Local amenities at Fountain Park, Bruntsfield and nearby Morningside provide gym, cinemas, restaurants and bars all within walking distance. Weekend markets, galleries and boutiques are also located nearby.



DESCRIPTION

Extending to 0.6 Hectares (1.48 acres) 41 – 45 Gilmore Place presents an opportunity to purchase a vacant property for a variety of uses. The subjects are located to the south side of Gilmore Place, between Hailes Street (east) and Gillespie Street (west). Bruntsfield Place and Lothian Road are located to the east of the site.

Gilmore Place is a popular residential location benefitting from an excellent range of local amenities and attractions. The site lies within the catchment of Bruntsfield Primary School and Boroughmuir High School, both of which are well regarded state schools with high levels of exam performance.

The property is a former residential care home. The buildings are of a traditional stone design set behind a heavy frontage. The existing properties on site extend to circa 62,000 sq.ft. (Gross Internal Area).





The site is accessed directly off Gilmore Place. The property extends in a 'T' shape, with its primary frontage on Gilmore Place. A large area of undeveloped open space is located to the rear. The north and west elevations extend over ground to third floors; the east elevation extends over ground to second floor.

There have been several additions and extensions to the main property, mostly to the northern elevation. At the centre of the property is a Chapel, which has been reconfigured into two levels.

To the rear there is a private car park, landscaped gardens and outbuildings. The outbuildings are of an attractive red brick style and have been used as laundry facilities and storage.





Haymarket Train Station

Princes Street

Edinburgh Castle

Grassmarket

Edinburgh International Conference Centre (EICC)

Lothian Road

Tollcross

Exchange District (CBD)

Quartermile

Fountain Quay

Bruntsfield Links & The Meadows

Gilmore Place

Bruntsfield Place

Fountainbridge

41 - 45 Gilmore Place
Edinburgh EH3 9NG



PLANNING

JLL, in conjunction with LBA Architects, have assessed the key planning issues associated with the redevelopment of the site. This has involved consultation with the City of Edinburgh Council Planning Department. A Planning Brief and indicative design option analysis report is contained within the Dataroom.

The site is located within the Marchmont, Meadows and Bruntsfield Conservation Area, and the property, including the boundary walls, gate piers and gates are Category C Listed. A more detailed description of the listing can be found on [Historic Environment Scotland's website](#).

There is no recorded planning history relating to any of the buildings or structures within the site boundary.

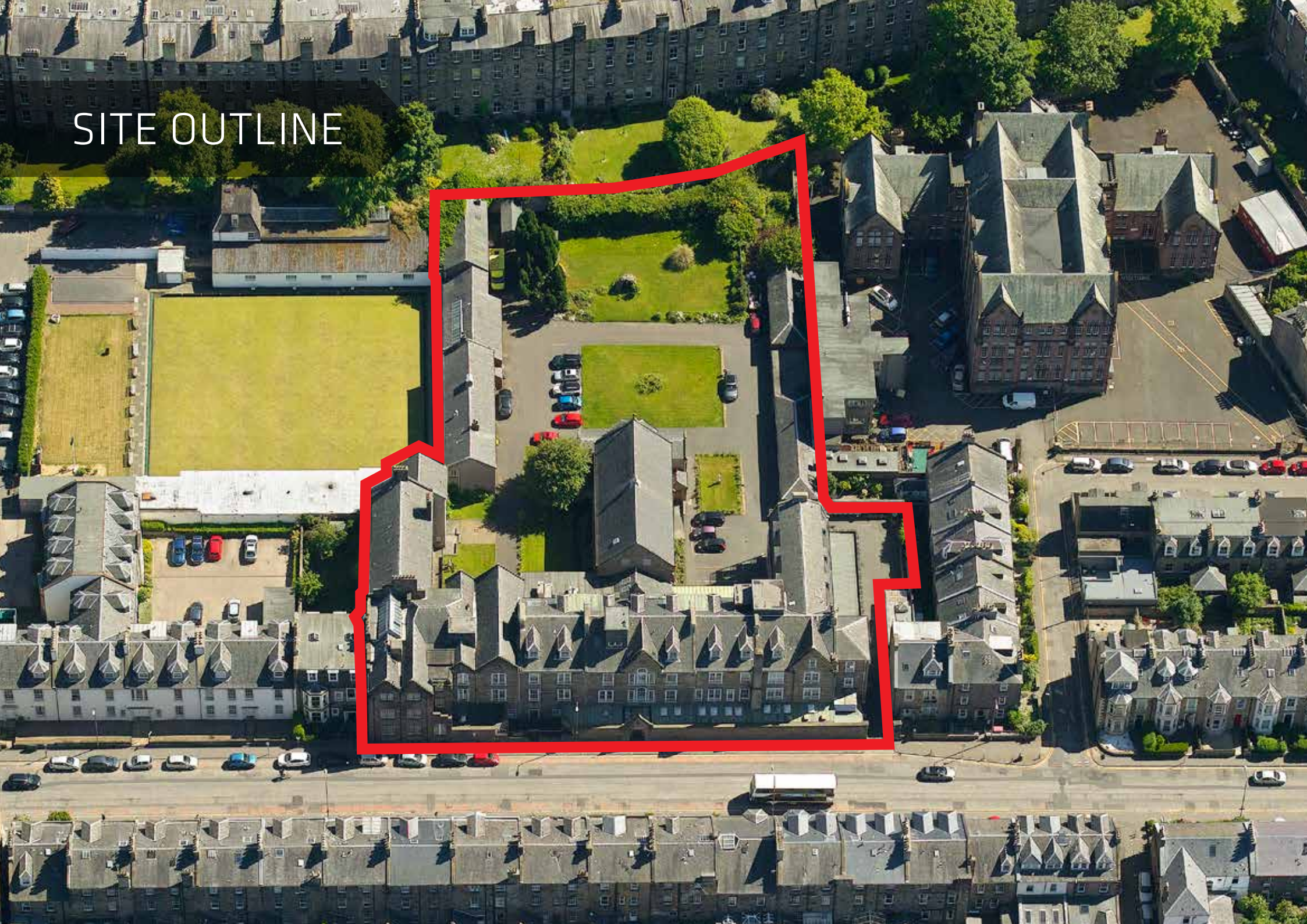
In terms of the Edinburgh Local Development Plan ("ELDP") (adopted November 2016), the site is located within the 'urban area'. Accordingly, residential, employment, student accommodation, and hotel uses can draw support from the ELDP, subject to compatibility with relevant policies.

The City of Edinburgh Council ("CEC") expects residential developments consisting of 12 or more units to include provision for affordable housing amounting to 25% of the total number of units proposed. For proposals of 20 or more dwellings, the provision should normally be on-site. Please see ELDP Policy Hou 6 and CEC's 'Affordable Housing' (October 2017) planning guideline for further information.

CEC's Edinburgh Design Guidance (October 2017) sets out standards in terms of car and cycle parking.

Developer contributions towards the delivery of necessary infrastructure may be required depending on the nature and scale of development.

SITE OUTLINE



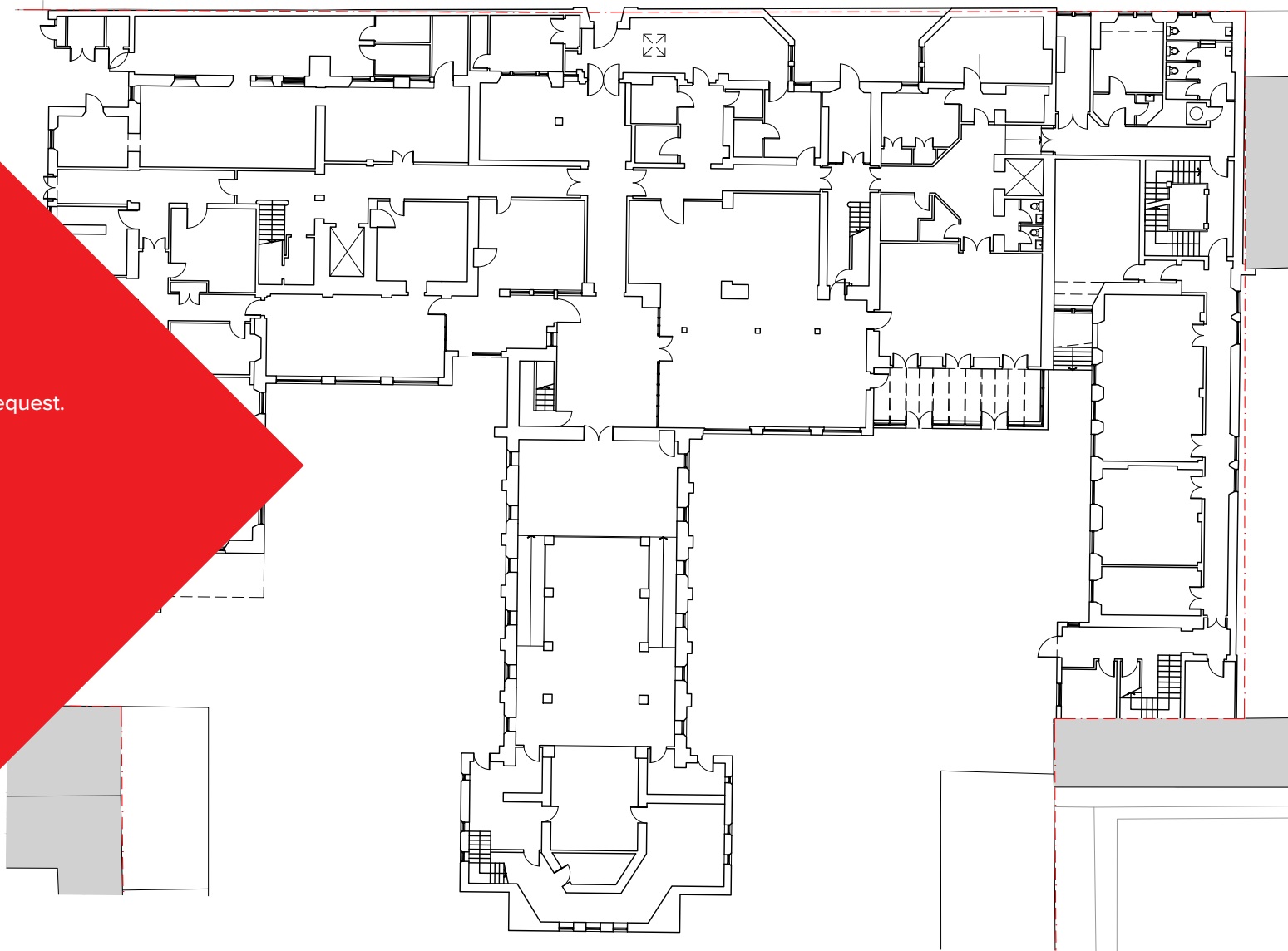


TECHNICAL INFORMATION

A range of technical information is available on request.

- Floorplans (CAD and PDF)
- Energy Performance Certificate
- JLL Planning Brief
- Architectural Assessment produced by LBA
- Schedule of Internal Photographs
- Transport Statement

Please contact JLL for further information.



CLOSING DATE

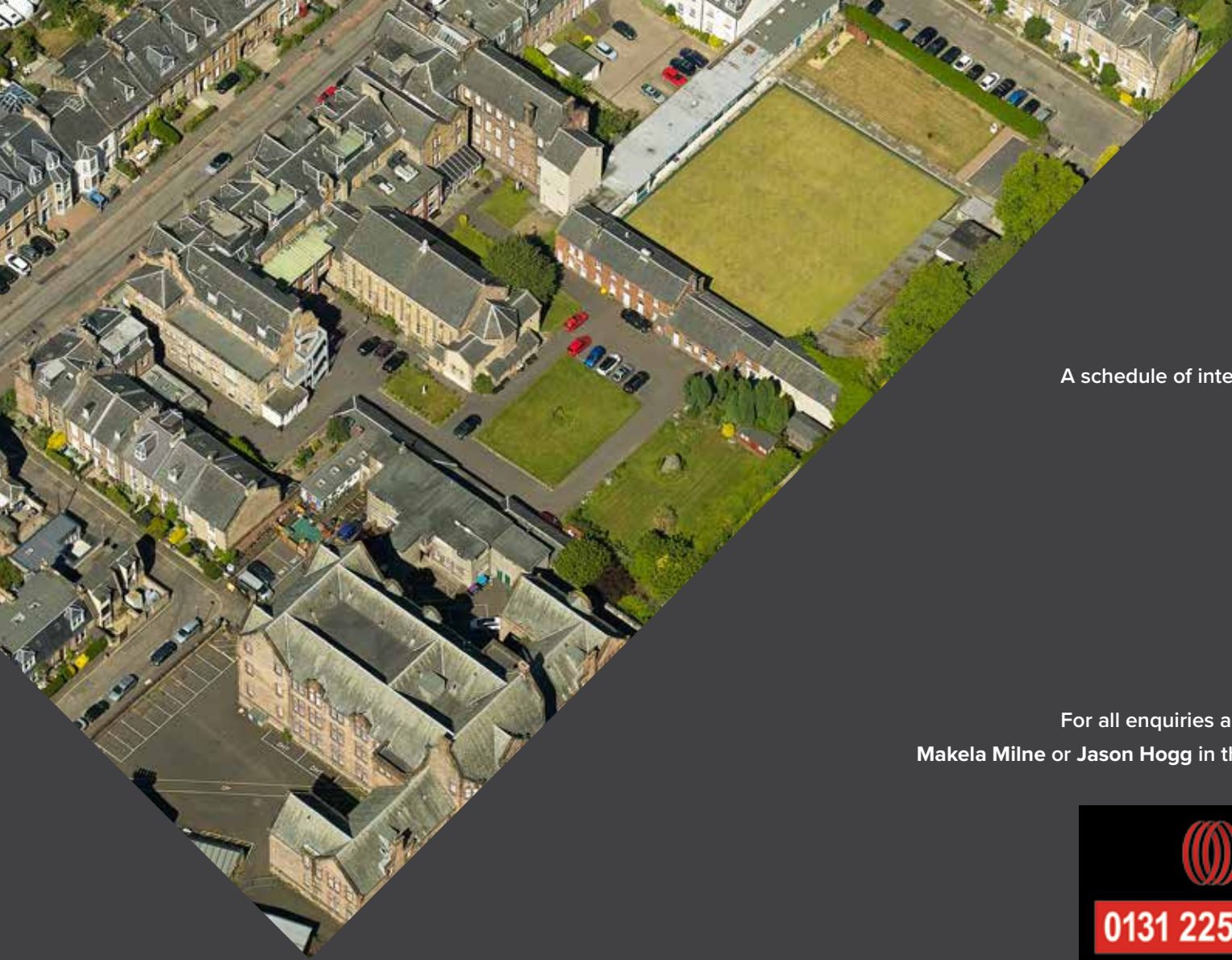
**A closing date for offers has been set for
Midday, Thursday 4th of October 2018.**

Interested parties are advised to note their interest in writing
to the sole selling agent JLL.

Offers are invited for the Heritable interest in the Property.
The Seller's preference is for an Unconditional sale.

Conditional offers may be considered if supported by detailed
information to assess viability.

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



VIEWING ARRANGEMENTS

Please contact JLL to arrange a viewing.
A schedule of internal photographs is available within the dataroom.

FURTHER INFORMATION

For all enquiries and requests for further information, please contact
Makela Milne or **Jason Hogg** in the Residential and Development Land team at JLL.



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