


DEVELOPMENT OPPORTUNITY

 JLL SEE A BRIGHTER WAY



FOR SALE

The Wisp, Edinburgh, EH15 3HR

16.3 acres (6.6 hectares)

PPiP for 260 residential units with potential for alternative uses

SUMMARY OVERVIEW

- Development Opportunity within The City of Edinburgh Council area
- Planning permission in principle granted for a residential led development with capacity for up to 260 units
- Located in strong industrial / retail location. Potential for alternative uses
- The brownfield site extends to approximately 6.6 hectares (16.3 acres)
- 25% Affordable Housing allocation
- Located adjacent to Fort Kinnaird Retail Park and within a short distance of Edinburgh City Centre
- Rare opportunity to acquire a consented development site of this scale
- Offers sought for the Heritable (Freehold) Interest in the site as a whole

DEVELOPMENT OPPORTUNITY | THE WISP, EDINBURGH

Fort Kinnaird Retail Park



LOCATION

The Subject site is located approximately 3.75 miles to the south-east of Edinburgh City Centre, Scotland's capital city and main hub of tourism and commerce. The area in which the site is located is known as Newcraighall, a former mining village on the border of Edinburgh and Midlothian Council.

The area is well connected for transport by road, rail and bus, providing convenient links to Edinburgh City Centre and the City of Edinburgh Bypass. The City Centre can be accessed within 25 minutes by car and 35 minutes via public transport. The A1 is accessible within 500m of the site via Newcraighall Junction and allows direct motorway access to East Lothian and the wider Scottish motorway network.

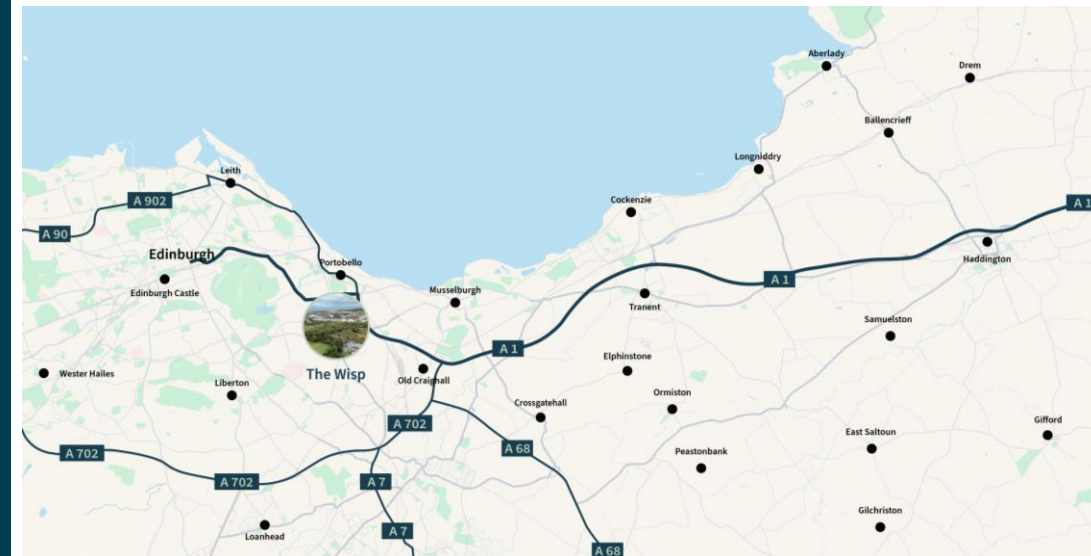
The nearest train station is located at Newcraighall, located approximately 0.75 miles to the east of the site. The station benefits from a large provision of car parking and provides regular direct service to Edinburgh Waverley station in under 15 minutes. The station also provides service southbound to the Borders and as far as Tweedbank.

One of the key local employers in the area is the Royal Infirmary of Edinburgh, which is situated approximately 1 mile to the south-west of the site at Little France. The hospital which also houses the Royal Hospital for the Children & Young People. The Royal Infirmary is a major teaching hospital with 24 hour accident and emergency department and a full a range of acute medial services. Little France is also home to Edinburgh BioQuarter, a leading global destination for healthcare delivery, medical research and life sciences. The £1 billion development aims to create Edinburgh's Health Innovation district and a vibrant mixed-use development.

Seaside towns such as Musselburgh and Portobello are also located to the north of the site and provide a coastal offering within short proximity of the site. Portobello is characterised by an abundance of independent restaurants, bars and retailers.

FORT KINNAIRD RETAIL PARK

The Subject site lies adjacent to Fort Kinnaird Retail Park, a large outdoor retail park which features over 75 retailers, restaurants and cafes within a short walk of the site. The retail park is one of Scotland's most prominent shopping and leisure destinations. The park also includes a seven screen Odean cinema. The wider development at Fort Kinnaird also includes a B&Q, Screwfix, B&M and multiple car showrooms.



SITE DESCRIPTION

The land for sale extends to approximately 16.3 acres (6.6 hectares) and sits in a raised position adjacent to Fort Kinnaird Retail Park. The brownfield site which was a former bing, has variable topography across the site with several large mounds and depressions present. The site generally falls away at the edge towards the boundary.

The site is bounded to the east by Fort Kinnaird Retail Park and multiple car showrooms. To the west by the A6106 (The Wisp), to the north by existing residential property and to the south by agricultural land with PPiP for a residential led development within the Midlothian Council area.



PLANNING

The Subjects are not designated for housing within the current Adopted Edinburgh Local Development Plan (November 2016) and the proposed Edinburgh City Plan 2030. The site is identified as an Urban Area where a number of development proposals will be considered.



The Subjects benefit from Planning Permission in Principle as per the following:



Planning Reference: 22/03921/PPP ([City of Edinburgh Council Planning Portal](#))



Proposal: Planning Permission in Principle for a 'Residential development with associated landscaping, SUDS, infrastructure, engineering works including removal of on-site material, and other ancillary works'. PPIp was granted in August 2023.



Development Proposal: The granted consent comprises an indicative development of up to 260 residential units with a requirement for 25% of these units to be delivered as affordable housing. The primary access to the site is to be from A6106 (The Wisp) with further access to the east of the site onto Whitehill Road, connecting the site to Fort Kinnaird Retail Park. There is the potential for pedestrian links onto the Wisp and connecting the site to Hunter's Hall public park to the west.



Developer Contributions: A Section 75 agreement was signed as part of the PPIp and outlines the contributions payable by a developer. A Section 75A application (24/03522/OBL) was submitted in July 2024 to appeal these contributions. Full details on the Section 75 agreement and developer contributions are available from the sole selling agents.

TECHNICAL INFORMATION

A full technical information package is available to interested parties upon request. This includes but is not limited to:

- Site Investigation
- Engineering and Drainage Report
- Topographical Survey
- Flood Risk Assessment
- Transport Assessment

OFFERS

Interested parties are advised to note their interest in writing to the sole selling agent JLL. All parties who notify interest will be informed of any closing date arrangements. The vendors are seeking offers for the heritable interest in the site as one lot. The site is opted to tax.

Offers should be submitted in HoTs format, using the template provided by JLL. Where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information, and timescales to purify each condition.

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

Please note our client reserves the right to not accept the highest or indeed any offer received in respect of the sale.

FURTHER INFORMATION

All enquiries and requests for further information should be made by contacting Makela Milne and Ewan Scott in the Development and Regeneration team at JLL



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