



# OCEAN QUARTER

LEITH | EDINBURGH | EH6 6JJ

FOR SALE

3.43 ACRE PRIME  
DEVELOPMENT OPPORTUNITY

LAND WITH PLANNING CONSENT  
FOR 531 UNIT BTR DEVELOPMENT





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OCEAN QUARTER

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**A RARE OPPORTUNITY TO  
ACQUIRE A MARKET-LEADING,  
FULLY CONSENTED  
531-UNIT DEVELOPMENT ON  
THE SHORES OF LEITH.**

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# OPPORTUNITY SUMMARY

## THE SITE

Ocean Quarter, Leith: 3.43 acres of exceptional waterfront living, seamlessly connected to Edinburgh City Centre

## VIBRANT LOCATION

Set in trendy Leith, Edinburgh's foodie hotspot with thriving independent restaurant and café scene

## CONSENTED SITE

Detailed planning permission obtained for 531 BTR apartments and amenity space within 594,500 sq ft of new development

## WATERFRONT PRESTIGE

Adjacent to Royal Yacht Britannia, Ocean Terminal and Port of Leith Distillery

## EXCELLENT CONNECTIVITY

On-site tram stop with 20-minute direct access to Edinburgh city centre

## DEVELOPMENT READY

Cleared and serviced site of 3.43 acres, suitable for immediate start

## ESG

Premium sustainable living: expansive open spaces, green infrastructure, world-class amenities & rich biodiversity

## OFFERS

JLL are seeking offers for the Heritable Interest (Freehold) on a clean basis only









# THE EVOLUTION OF OCEAN TERMINAL

OCEAN TERMINAL WAS BUILT AND OPENED IN 2001 AS A SHOPPING AND LEISURE COMPLEX AND HAS ALWAYS BEEN CONSIDERED ONE OF EDINBURGH'S MOST IMPORTANT RETAIL DESTINATIONS.

In spring 2024, Phase 1 of Ocean Terminal's redevelopment plan commenced, with the demolition of the multi-storey car park and former Debenhams unit on the north of the site. The centre has been recently reconfigured and upgraded at a landlord cost of approximately £16.75m, with a further £16.8m invested by way of tenant capex.

Demolition is now complete and the site cleared.

In January 2024, The City of Edinburgh Council provided approval for Phase 2, delivery of the full masterplan, with the provision of a pedestrian-centred waterfront, fronted by new mixed-use community amenities comprising residential, retail and commercial.

Ocean Terminal now extends to 283,472 sq ft of premium, enclosed retail and leisure accommodation arranged in a linear mall configuration of 67 units across 3 floors.





# YOUR NEIGHBOUR

Ocean Terminal anchored by a 57,000 sq ft, 12 screen, Vue cinema, The Royal Yacht Britannia, Club 3000, Gutterball, and Pure Gym.

Other notable retailers include Boots, Holland & Barrett, HMV, Greggs & Starbucks, alongside an extensive food court that offers scenic harbour views, with a strong lineup of restaurants including Nando's, Pizza Express, Zizzi and Frankie & Bennys.

Ocean Terminal benefits from a substantial multistorey car park located at the south-western end of the centre, offering direct access into the mall. The car parking is currently free and provides a total of 715 spaces with extremely high occupancy levels.





# LIVING IN EDINBURGH

## EDINBURGH CONSISTENTLY RANKS AMONG THE UK'S TOP CITIES TO LIVE.

The City combines UNESCO heritage, cultural richness and economic opportunity to provide a premium quality of life.

Edinburgh's residential market is characterised by strong demand, limited supply, and premium pricing driven by its status as Scotland's capital city, strong local economy and quality of life characteristics.

With a population of approximately 550,000 Edinburgh represents one of the UK's most economically active centres, with high workforce participation and affluence levels above local and national averages.

Edinburgh is home to four major universities, including the prestigious University of Edinburgh, a member of the Russell Group. Of the 100,000 students in the city, c. 50% stay post graduation.



Edinburgh Festival Fringe ▲



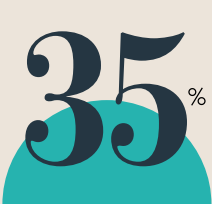
Edinburgh Military Tattoo ▲



**13TH BEST CITY IN THE WORLD**  
(Time Out 2025)



**EDINBURGH VOTED CITY WITH BEST QUALITY OF LIFE**  
(2023, Totaljobs)



**OF LEITH POPULATION IS AGED 25 - 39**  
(vs 25% city wide)



**HIGHEST DISPOSABLE INCOME OUTSIDE OF LONDON**



**HIGH FULL TIME EMPLOYMENT (83%)**  
Higher than UK (78%) and Scottish (77%) average



**OF EDINBURGH POPULATION IN PRIVATE RENTAL ACCOMMODATION**



**HOME TO OVER 65,000 FULL TIME STUDENTS WITH OVER 50% GRADUATE RETENTION**



# CONNECTIVITY

EDINBURGH IS WELL  
CONNECTED BY ROAD,  
RAIL, TRAM AND AIR.

## ROAD

The city is served by the M8 (west), M9/M90 (north) and A1 (south). Ocean Terminal sits on the A901, just 10 minutes’ drive from the city centre. Multiple bus routes, including the 11, 22 and 34, provide frequent links across Edinburgh and Leith.

## AIR

Edinburgh Airport, 10 miles west of the centre, is Scotland’s busiest, handling 15.7m passengers in 2024 (+10% on 2023). It provides flights to 152+ destinations across Europe, the Middle East, Asia and North America.

## RAIL

Edinburgh Waverley offers direct services to major UK cities — Glasgow (45 mins), Manchester (3h15) and London (4h20)

### Rail Times

Glasgow	45 mins
Manchester	3 hrs 15 mins
London	4 hrs 20 mins

## TRAM

Edinburgh’s tram network, extended to Leith in 2023 (£200m investment), connects Ocean Terminal directly. Services run every 7 minutes, reaching the city centre in 20 minutes and the airport in under 55 minutes.

## TRAM ROUTE

- 35 mins ● ✈️ Edinburgh International Airport
- 32 mins ● Ingliston Park & Ride
- 27 mins ● Edinburgh Gateway
- 25 mins ● Gyle Centre
- 23 mins ● Edinburgh Park Central
- 21 mins ● Edinburgh Park Station
- 13 mins ● Murrayfield Stadium
- 9 mins ● 🚏 Haymarket
- 7 mins ● West End
- 3 mins ● Princes Street
- 🚏 St Andrew Square (for Waverley)
- 7 mins ● Picardy Place
- 14 mins ● Foot of the Walk
- 16 mins ● The Shore
- 19 mins ● Port of Leith
- 21 mins ● **Ocean Terminal**
- 25 mins ● Newhaven





# THE LEITH EFFECT: WHERE LOCATION POWERS LIFESTYLE

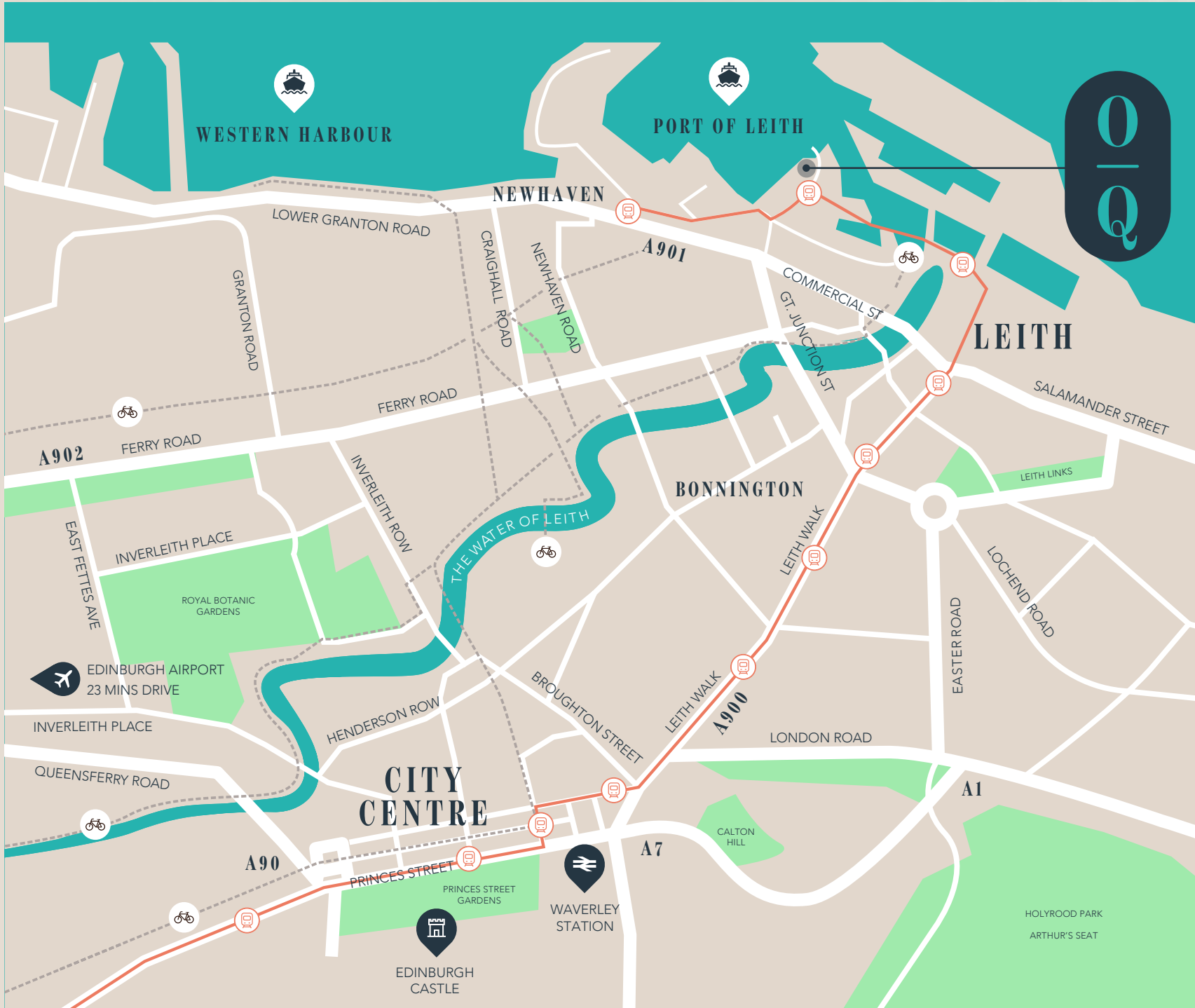
Once a working port, Leith now pulses as Edinburgh's most vibrant neighbourhood. Historic docklands have transformed into stylish waterfront living while preserving maritime heritage. The area boasts an unrivalled culinary scene—from Michelin stars to cozy pubs—complemented by a flourishing creative community of artists, designers and boutique retailers that energise its distinctive character.



Leith hosts a selection of awarded fine dining experiences, Michelin star restaurants include: Martin Wishart, Heron, The Kitchen, Ardfarn and The Little Chartroom.

The Shore, Leith, was named the Great Neighbourhood winner at the 2023 Urbanism Awards further adding to the dynamic identity Leith is creating for itself.





FROM CITY  
STREETS TO  
SHORESIDE —  
JUST 20  
MINUTES TO  
THE HEART OF  
EDINBURGH









# LEITH NEIGHBOURHOOD

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**LEITH HAS UNDERGONE WIDESPREAD REGENERATION OVER THE PAST DECADE, TRANSFORMING THE HISTORIC PORT DISTRICT INTO EDINBURGH'S MOST DYNAMIC RESIDENTIAL NEIGHBOURHOOD.**

Leith is experiencing a development renaissance, as high quality mixed-use projects redefine the Leith landscape for both residents and investors.

The £200 million tram extension, completed in 2023, has transformed connectivity - delivering rapid links from Leith to Edinburgh City Centre, key employment hubs and Edinburgh Airport.

**01**

## **AMBASSADOR/ICG OCEAN TERMINAL RE-DEVELOPMENT**

Initial planning permission granted in autumn 2022 for the first phase part-demolition of the multi-storey car park and former Debenhams retail unit before a £250m second phase was granted in January 2024 to deliver a pedestrian-centred waterfront alongside 530 homes with secure courtyard gardens and raised terraces, retail and commercial spaces.

**02**

## **CALA WATERFRONT PLAZA**

388 home scheme with a further 16,150 sq ft of flexible ground floor workspaces situated directly opposite the site.

**03**

## **S HARRISON DEVELOPMENTS OCEAN POINT 2**

£80m scheme granted planning permission in May 2024 to provide 112 build to rent homes and 404 student beds.

**04**

## **GOODSTONE LIVING DOCKSIDE**

BTR development creating 373 homes on a 2.5 acre site to the east of Ocean Terminal at Albert Dock Basin. First blocks now completing and letting up..

**05**

## **FORTH PORTS HARBOUR 31 'THE DRY DOCK'**

Two-phase mixed use development with initial £50m proposals submitted for 337 new homes and 2,600 sq ft of commercial space in March 2024 before further plans submitted for a mixed use site which will be primarily business led. The site will re-purpose a number of existing warehouses as well as the former pumphouse to offer c. 88,000 sq ft of office, storage & distribution, industrial, F&B and retail space. Work is due to start in 2025 with completion expected towards the end of 2026.



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OCEAN QUARTER

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**AS SCOTTISH GOVERNMENT  
CONFIRM THE INTENTION TO  
REMOVE BTR FROM RENT CAP  
LEGISLATION, SCOTLAND IS POISED  
TO ENTER ITS NEXT CHAPTER OF  
GROWTH AND OPPORTUNITY.**

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# EDINBURGH BTR MARKET



## SCOTTISH RENT CONTROL UPDATE: BTR INVESTMENT OPPORTUNITY NOW STRONGLY PROTECTED

Recent developments in Scottish housing legislation provide highly encouraging news for institutional investors considering Build-to-Rent (BTR) opportunities in Scotland. Cabinet Secretary for Housing Mairi McAllan’s recently announced Housing Emergency Action Plan (2nd September 2025) demonstrates unprecedented government commitment to supporting institutional investment while addressing Scotland’s housing crisis.

**Confirmed BTR Protections:** The Scottish Government has committed to exempting BTR and Mid-Market Rent (MMR) developments from rent control measures, explicitly recognizing their role in “protecting and promoting investment in these areas.” This represents a decisive shift from earlier uncertainty that had dampened investor confidence.

**Enhanced Investment Environment:** The Action Plan introduces a comprehensive pro-investment framework including:

- \* £4.9 billion investment commitment over four years, combining public funding with leveraged private investment
- \* Scottish National Investment Bank (SNIB) deployment to specifically unlock BTR opportunities
- \* “All-tenure delivery ambition” targeting 10% annual growth across all housing sectors for three years
- \* Improved national planning policy implementation with enhanced planning resources

**Market Transformation:** This policy framework represents Scotland’s recognition that institutional investment is essential for addressing housing

supply shortages. The government’s “homes of all tenures” approach signals a mature understanding that BTR serves distinct market needs alongside traditional homeownership.

**Investment Timeline:** Stage 3 Parliamentary proceedings commence by September’s end, with consultation analysis on rent control exemptions published beforehand. Industry engagement continues through direct government dialogue.

For investors, Scotland now offers a uniquely supportive regulatory environment combining rent control exemptions, substantial public co-investment, planning improvements, and explicit government partnership in scaling BTR delivery.

## EDINBURGH MARKET

As Scotland moves towards the formal adoption of the Housing Bill (2025) providing greater clarity on rent control measures for BTR, the underlying fundamentals of the Edinburgh residential market remain strong.

- \* Under supply of housing across all tenures
- \* High demand for rental accommodation
- \* Rent Growth at 5% - 8% pa (2020 – 2024)
- \* Leith BTR rents at c. £30 - £35 psf
- \* Low level of operational BTR at c. 1,200 units across the whole City
- \* Strong economic base in finance, tech and law sectors
- \* High level of graduate retention and young professionals
- \* Higher levels of affluence compared to UK and national average
- \* Edinburgh population forecast to reach 600,000 by 2035
- \* Gateway Two & Three do not apply in Scotland







# CONSENTED DEVELOPMENT

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## THE PLANNING PERMISSION SHOWCASES THE RE-IMAGING OF OCEAN TERMINAL AND THE INTRODUCTION OF A RESIDENTIAL LED MIXED USE COMMUNITY.

The redevelopment will create 531 new homes with a focus on quality living spaces, featuring private gardens and terraces for residents: Ref 22/05599/FUL.

The transformation of Ocean Terminal has introduced thoughtfully designed public spaces. The provision of further ground-floor commercial uses within the BTR will activate the development and create a dynamic destination.

A new pedestrian walkway between Ocean Terminal Shopping Centre and Ocean Quarter, frames the Royal Yacht Britannia and opens up this Waterfront location.



531 NEW HOMES.  
MULTIPLE AMENITY  
SPACES TO INCLUDE  
GYMS, LOUNGES  
AND PADEL COURT.



25% AFFORDABLE  
HOUSING (135 UNITS)



594,500 SQ FT GIA  
TOTAL DEVELOPMENT



9 COMMERCIAL UNITS  
TOTALLING 1,236 SQ M  
(13,304 SQ FT) FOR CLASS  
1A AND CLASS 3 USES



52 CAR PARKING  
SPACES AND EV  
CAPABILITY



1,130  
CYCLE SPACES



20% OPEN SPACE  
ON SITE



SIGNED SECTION 75  
AGREEMENT AVAILABLE



# ACCOMMODATION

## BLOCK A

Block A contains 174 BTR units and is angled towards Western Harbour and the Royal Yacht. The material palette contains buff brick and tinted concrete with sawtooth roofs, in a nod to the location’s historic heritage. It has seven commercial units at the ground floor level and two roof terraces on the upper BTR levels.

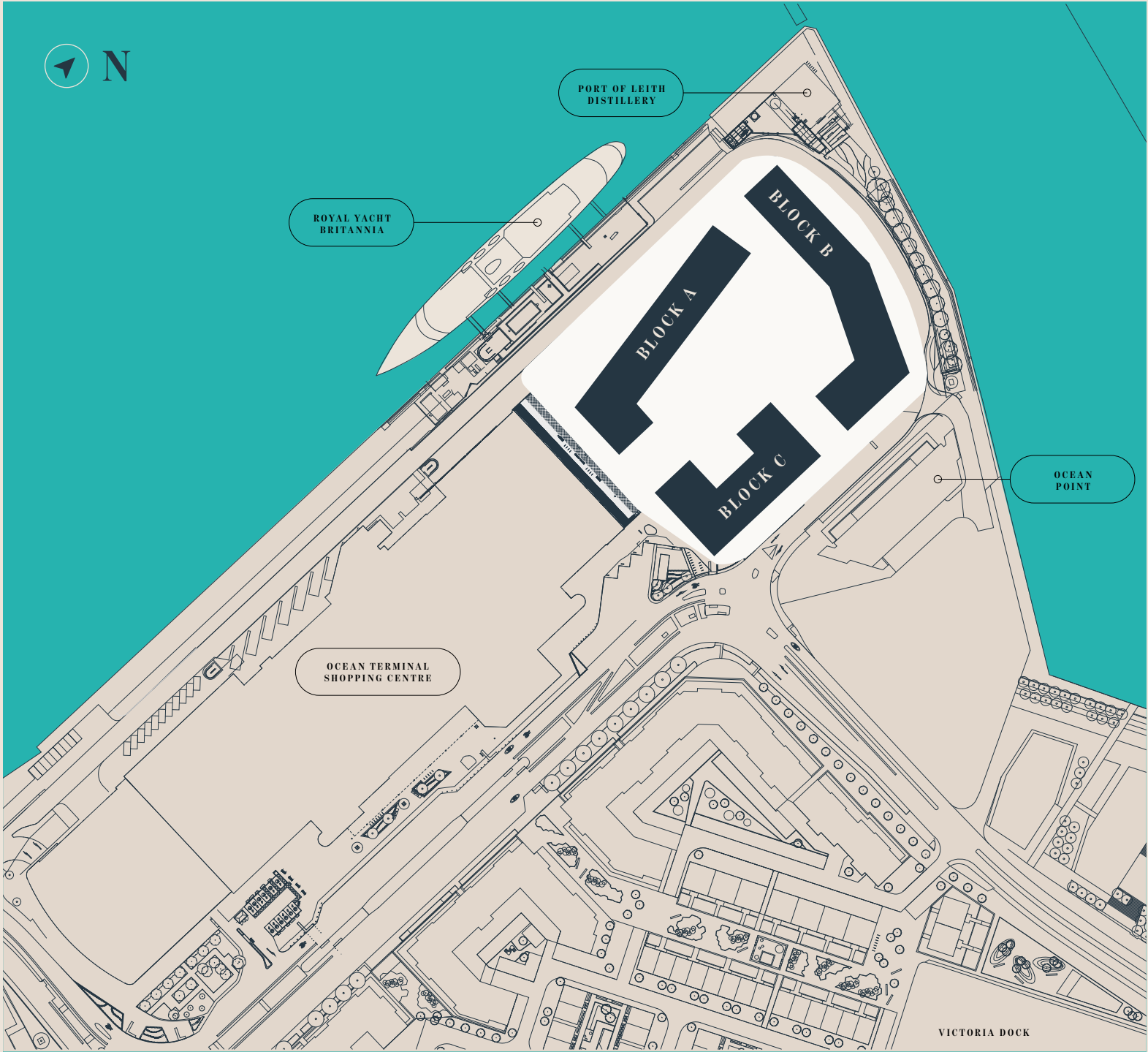
## BLOCK B

Block B contains 222 BTR units it is north facing onto Leith Docks and is ‘L’ shaped. The ground floor amenity space consists of bookable rooms, library, lounge, coffee shop and bar, cinema, fitness centre and studios. Two roof terraces would also be provided on this block. The design is warehouse style with a butterfly roof and punched window openings. The primary material is red brick.

## BLOCK C

Block C contains 135 affordable units (25% affordable) located on the eastern part of the site. The block sits above two commercial units alongside amenity space on ground floor. The design is described as having a tenement style which uses a palette of grey brick with decorative upstands and corning.

PRIVATE			AFFORDABLE			TOTALS
Type	Nos.	% Mix	Type	Nos.	% Mix	
Studio	49	12%	Studio			49
1 Beds	167	42%	1 Beds	70	52%	237
2 Beds	98	25%	2 Beds	38	28%	136
3 beds	82	21%	3 beds	27	20%	109
Total	396		Total	135		531





The diagram shows a 12-story building with floors numbered 1 through 12. The building is represented by a vertical rectangle divided into 12 horizontal sections. The sections are numbered 1 to 12 from bottom to top. The following floors are highlighted in red:

- GROUND FLOOR
- 2ND TO 5TH FLOOR
- 6TH TO 7TH FLOOR
- 10TH TO 11TH FLOOR

The other floors (1, 3, 4, 8, 9, 12) are not highlighted.

- Affordable (3 bed)
- Affordable (2 bed)
- Affordable (1 bed)
- BTR (3 Bed)
- BTR (2 Bed)
- BTR (1 Bed)
- Studio
- Core
- Amenity
- Commercial





# 2ND-5TH FLOOR

GROUND FLOOR

2ND TO 5TH FLOOR

6TH TO 7TH FLOOR

10TH TO 11TH FLOOR

## KEY

- Affordable (3 bed)
- Affordable (2 bed)
- Affordable (1 bed)
- BTR (3 Bed)
- BTR (2 Bed)
- BTR (1 Bed)
- Studio
- Core
- Amenity
- Commercial





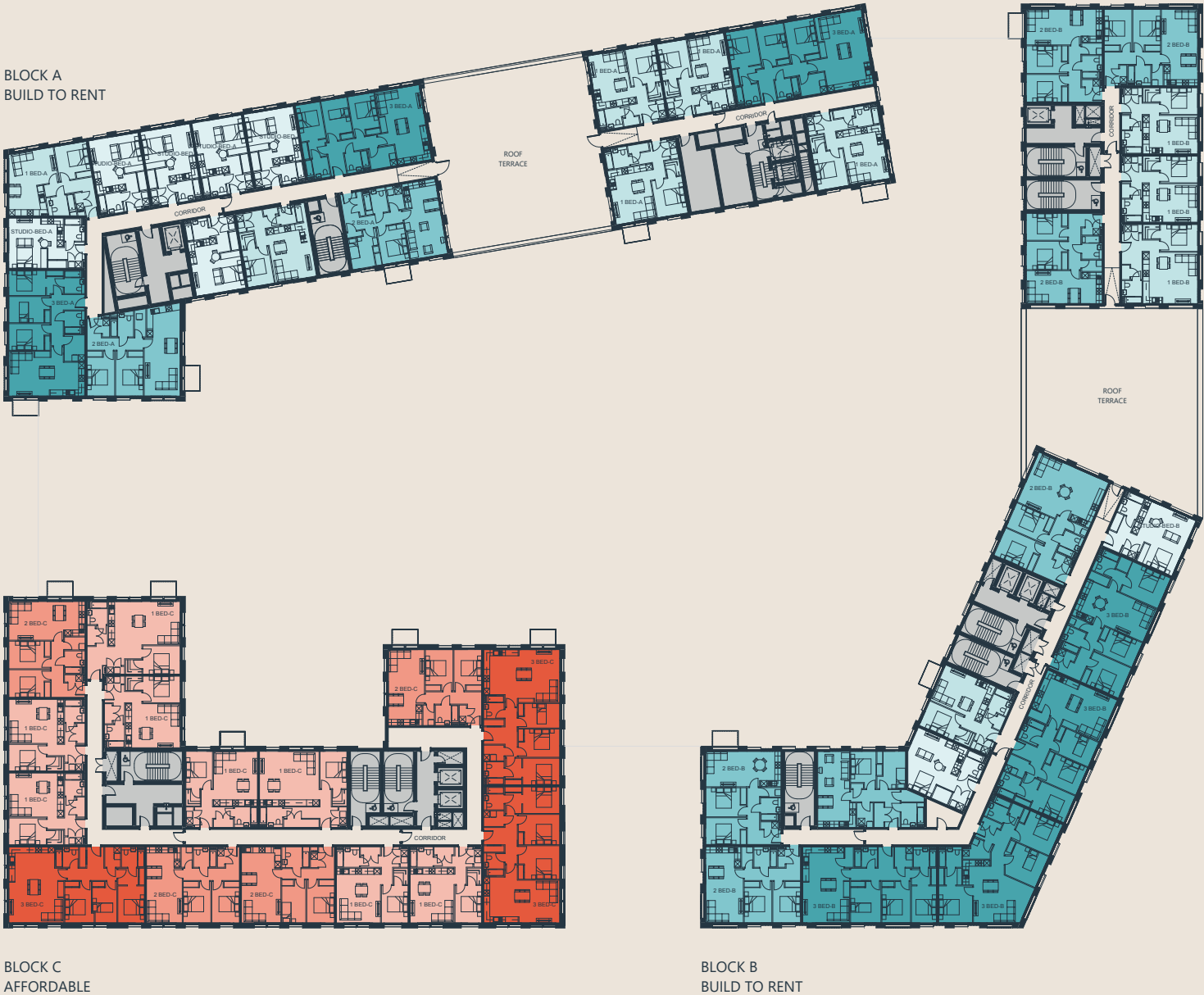
# 6TH-7TH FLOOR



- GROUND FLOOR
- 2ND TO 5TH FLOOR
- 6TH TO 7TH FLOOR
- 10TH TO 11TH FLOOR

## KEY

- Affordable (3 bed)
- Affordable (2 bed)
- Affordable (1 bed)
- BTR (3 Bed)
- BTR (2 Bed)
- BTR (1 Bed)
- Studio
- Core
- Amenity
- Commercial





# 10TH-11TH FLOOR



- GROUND FLOOR
- 2ND TO 5TH FLOOR
- 6TH TO 7TH FLOOR
- 10TH TO 11TH FLOOR

## KEY

- Affordable (3 bed)
- Affordable (2 bed)
- Affordable (1 bed)
- BTR (3 Bed)
- BTR (2 Bed)
- BTR (1 Bed)
- Studio
- Core
- Amenity
- Commercial





# SUSTAINABILITY AT OCEAN QUARTER



## INVESTMENT & IMPACT

- \* **Dense Mixed-Use Development:** Following Edinburgh's City Mobility Plan principle as "the most sustainable way to plan for our future and combat climate change.
- \* **Net Zero Target:** Comprehensive ESG strategy covering embodied carbon, operational energy, and residual offset.
- \* 20% Green space on site.
- \* 6220m<sup>2</sup> of Public Realm.



## CLEAN ENERGY & TECHNOLOGY

- \* **Air Source Heat Pumps:** Roof-mounted air-to-water heat pumps feeding individual water-to-water heat pumps in each residential unit.
- \* **Solar Power Integration:** Scope for rooftop and amenity canopy solar PV systems.
- \* **Innovative Heat Recovery:** Potential for waste heat recovery from Port of Leith Distillery for district heating network.



## SUSTAINABLE TRANSPORT

- \* **Transport Hub:** Well connected by tram and low emission bus routes.
- \* **Electric Vehicle Ready:** Capacity for 7 EV parking spaces with development, additional EV charging for 12, 160 Kw Spaces at OT Centre .
- \* **Enhanced Cycling Infrastructure:** Secure cycle storage with electric charging, maintenance, and repair station for up to 1,151 bikes.
- \* **Connection to Cycle paths:** Quick access to Edinburgh's network of cycle paths providing off road and designated cycle lane links to City Centre, Stockbridge, Murrayfield and Portobello.



## ENVIRONMENTAL ENHANCEMENT BIODIVERSITY

- \* **Pollinators:** Bee friendly landscaping as part of Edinburgh Pollinator Pledge.
- \* **'Blue green' Infrastructure:** 3-meter-wide rain garden and sustainable drainage systems.
- \* **Climate:** Dedicated flood risk assessment for sea level rise adaptation.

THE REDEVELOPMENT OF OCEAN TERMINAL AND CREATION OF A NEW COMMUNITY AT OCEAN QUARTER IS GROUNDED IN SUSTAINABLE TRAVEL ROUTES, CLEAN ENERGY TECHNOLOGIES, AND ENHANCED BIODIVERSITY.





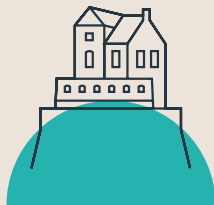
# OCEAN QUARTER - CORE FUNDAMENTALS

The detailed consent at Ocean Quarter establishes a range of redevelopment principals around massing, height and design which could be amended to suit a range of alternative Living related uses, subject to consents.

Suitable (Subject to Consent) for BTR, Private for Sale, Co-Living, Later Living, PBSA, Serviced Apartment & Hotel.



**CLEARED SITE  
OF 3.43 ACRES**



**SPECTACULAR VIEWS OVER  
THE FIRTH OF FORTH &  
EDINBURGH CITY SKYLINE**



**594,500 SQ FT OF  
CONSENTED DEVELOPMENT**



**DEVELOPMENT HEIGHT  
UP TO 17 STORIES**



**EXCELLENT CONNECTIVITY  
TO EDINBURGH CITY  
CENTRE, CBD AND  
EDINBURGH AIRPORT**



**ACTIVE FRONTAGE ALONG  
LEITH WATERFRONT,  
OCEAN DRIVE AND  
OCEAN TERMINAL**



**LOCATED NEXT TO ROYAL  
YACHT BRITANNIA - THE  
UK'S NUMBER 1 VISITOR  
ATTRACTION WITH 350,000  
VISITORS PER YEAR  
(TRIPADVISOR 2025)**



**SUITABLE FOR OTHER  
LIVING RELATED USES -  
HOTEL / PBSA**



## OFFERS

JLL are seeking offers for the heritable interest in the development land at Ocean Quarter.

Offers are invited on a clean basis only.

Technical information available on request:

- \* Planning Documentation
- \* Accommodation Schedule
- \* CGIs
- \* Title
- \* Section 75

## VAT

We understand the property is elected for VAT.

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