

FOR SALE

Development Opportunity

Cameron House Avenue, Edinburgh, EH16 5LF

Approximate Gross Site Area 0.26 acres (0.01 hectares)



Image © Getmapping Plc 2010

Location

The site is situated in the Prestonfield area, approximately 2.3 km (1.4 miles) to the southeast of Edinburgh city centre. The area is predominantly residential, with a primary school and a community centre nearby. There are excellent local amenities nearby including Cameron Toll shopping centre just a short distance away. The location has great transport links to the city centre and Edinburgh Royal Infirmary, with bus and cycle networks located immediately west on Dalkeith Road.

Description

The site extends to approximately 0.26 acres (0.01 hectares) with access from Cameron House Avenue. The former children's nursery accommodation is still in situ and has partially Category-B listed status. The single-story property has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Area of 167.47 m².

Planning

In principle, the application site and former nursery building would lend itself best to a residential redevelopment, providing that the development is in accordance with the relevant policies of the Edinburgh Local Development Plan.

Stained glass windows within the former nursery building have Category-B listed status. Further information on this can be found by contacting Historic Environment Scotland. Any alterations or partial demolition to the building would require Listed Building Consent.

There is scope for vehicular access to be formed to the site from Cameron Park, however advice is recommended to be sought from the Council's Planning Department.

For further advice on the acceptability of uses for the redevelopment of the site, please contact planning@edinburgh.gov.uk or (0131) 529 3550.

Terms

The property will be sold by way of disposition and associated Deed of Conditions containing such reservations, burdens and conditions as the Head of Legal and Administrative Services may consider necessary to protect the Council's interest. These may include reservations regarding minerals, services etc and provisions regarding maintenance, insurance, uses, etc.

Offers

Offers are invited for the heritable interest of the property with the benefit of vacant possession. It should be noted that the price stated in any offer will be deemed to be net of any relevant s75 contributions.

Fees

The purchaser will be expected to pay the Council's reasonably incurred legal costs plus Corporate Property costs of 3% of the purchase price.

Purchaser's Development Proposals

In order for the Council to assess and evaluate offers, bids must include:

- proposed price
- concept drawings and nature of intended use
- timing of the development programme
- dates for capital receipts to the Council
- detailed timescales for purification of any suspensive conditions
- any other relevant conditions
- proof of funding of proposed development to practical completion

Contact/Viewing

For more information or to arrange a viewing of the premises please contact:

Greg Manson, Estates Surveyor on 0131 529 5774 or at greg.manson@edinburgh.gov.uk

Details for submitting offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. Prior to submitting a proposal, you are strongly recommended to take appropriate professional advice.
3. All offers must be received by 12 noon on the closing date (TBC). The Council will not accept late proposals under any circumstances.
4. Proposals must be sent by email to offers@edinburgh.gov.uk. Hand delivered proposals /proposals by post will not be accepted.
5. The subject line of the email should state 'Closing Date Offer – Cameron House Avenue' to ensure it is recorded formally.
 - No emails will be read until the closing date has passed.
 - As part of our normal processes, a receipt will be issued by return.You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
6. The Council does not bind itself to accept the highest or any offer.
7. Depending on the level and quality of offers received, the Council, may shortlist the bidders and thereafter invite those selected to submit a final offer at a second closing date.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.



These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact. Any intending purchaser must satisfy themselves by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors. *Date of Publication October 2024*