

# FOR SALE

## Development Opportunity Moredun Park View, Edinburgh

Approximate Gross Site Area 0.57 acres (0.23 hectares)

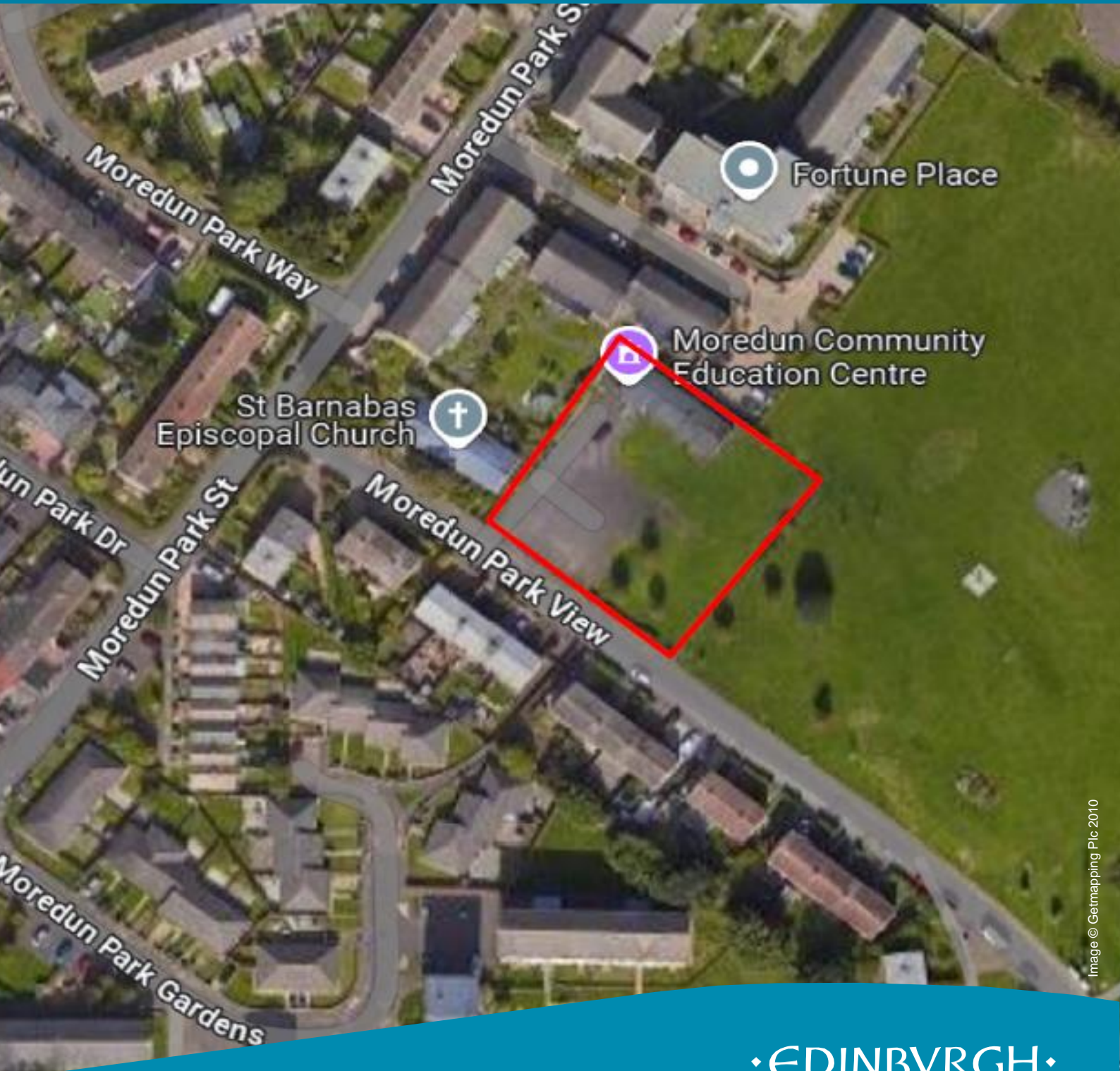


Image © Getmapping Plc 2010

### Location

The site is situated in the Moredun area of Edinburgh, lying only 4 miles South of the City Centre. The area boasts excellent transport links, with nearby buses frequently serving the City Centre. The City Bypass is easily accessed with convenient links to the M1 South, M8 and Edinburgh Airport.

For shopping the site is within close proximity to Morrisons and Aldi supermarkets, in addition Cameron Toll Shopping Centre, Fort Kinnaird and Straiton Retail Park are situated nearby.

The site is within the catchment of Craigour Primary School, Liberton High School, St. John Vianney RC Primary School and Holyrood RC High School.

Also, the site is conveniently located near Edinburgh Royal Infirmary and the Edinburgh BioQuarter.

### Description

The site extends to approximately 0.57 acres (0.23 hectares) with access from Moredun Park View.

### Planning

In principle, the site is suitable for up to 24 residential units and is referred to as H89 in the City Plan

### [City Plan](#)

For further advice on the redevelopment of the site, please contact [planning@edinburgh.gov.uk](mailto: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:

- 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 please contact:

Craig Dalgliesh, Development and Disposals Manager at [craig.dalgliesh@edinburgh.gov.uk](mailto:craig.dalgliesh@edinburgh.gov.uk) Mobile 07725 648157

### 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](mailto: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 – **"Moredun Park View"** 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 June 2024*