

FOR SALE

Development Opportunity

Westbank Street, Portobello EH15 1DR

Site Area 1.54 hectares (3.81 acres)



Location

Portobello is a busy and vibrant suburb of Edinburgh, lying approximately 3.5 miles to the north east of the city centre. The area has its own special character and charm, derived in part from its origin as a seaside village. It also benefits from a wide range of amenities including shops, restaurants and schools.

Portobello is ideally situated for access to the city centre as well as East Lothian. It is a short distance from the city bypass, which in turn provides access to the M8 and M9 motorways.

The site is situated at the western end of Portobello High Street, at the junction with Westbank Street.

Description

The site is currently part used as a five-a-side facility and part as a car park for the Council owned Tumbles Leisure facility on Westbank Street. The site extends to a total of 1.54 hectares (3.81 acres).

Planning

The site is situated on the edge of the Portobello Conservation Area and a mixed use development is envisaged which will also conform to the North West Portobello Development Brief. The recent changes to the boundary of the Conservation Area should be reflected in any development proposal.

The frontage to Portobello High Street could be developed, for example, for commercial accommodation with residential above, provided that the development contributes to the vitality and facilities of the town centre.

Residential use would be appropriate for the remainder of the site and any proposal should provide the appropriate level of car parking, in the region of 50 spaces, solely for use by the Tumbles Leisure facility.

Parking for any proposed developed on the site should, however, be kept to a minimum. Proposals should also reflect that part of the site is currently zoned for open space and an element should be retained alongside the Figgate Burn.

Copies of local plans and guidelines can be viewed on the Council website using the following link:

http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines

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 Risk and Compliance may consider necessary to protect the Council's interest. These may include reservations regarding minerals, services etc and provisions regarding maintenance, insurance, uses, etc.

Fees

In addition to the sale price, the purchaser will be expected to pay the Council's reasonably incurred legal costs, plus Corporate Property costs of 2.5% of the purchase price.

Method of Sale

The subject is offered for the heritable interest of the property with the benefit of vacant possession.

Development Proposal

Offers are invited for the heritable interest, with the benefit of vacant possession. Offers must be submitted by the closing date (when set). In order for the Council to assess and evaluate offers, bids must include:

- Headline Price and Schedule of Abnormal Costs Proposed timescale for acquisition and for development
- Conditions of purchase and timescale for purification
- Confirmation of funding for the purchase and any subsequent development
- Proposed layout, schedule of accommodation, proposed use, indicative layout drawing and style of accommodation.

Contact/Viewing

For more information or to arrange a viewing of the premises please contact: Graeme McGartland on 0131 529 5956, graeme.mcgartland@edinburgh.gov.uk or Frances Maddicott on 0131 529 5828, frances.maddicott@edinburgh.gov.uk.

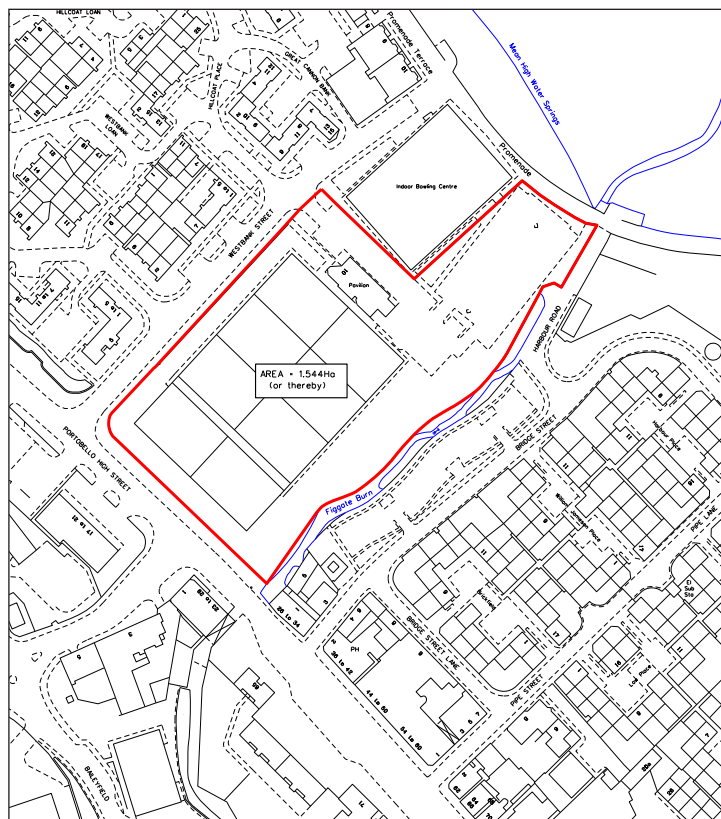
These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact.

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.

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. When a closing date is set all offers must be received by 12 Noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted in an offer envelope available from this Department upon request.
4. Offers by hand are preferred and must be delivered to the Planning and Building Standards Counter, Waverley Court, where a receipt will be provided.
5. Offers by post will only be accepted by prior arrangement and Recorded Delivery is recommended. Postal offers should be addressed to Corporate Property, The City of Edinburgh Council, Waverley Court, Level G4, 4 East Market Street, Edinburgh EH8 8BG.
6. It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
7. Offers received electronically, by fax or email will **not** be accepted.
8. Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
9. The Council does not bind itself to accept the highest or any offer.
10. Prior to submitting an offer you are strongly recommended to take appropriate professional advice.
11. 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.
12. 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.



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