

FOR SALE

DEVELOPMENT LAND

GRAHAM + SIBBALD



DEVELOPMENT LAND OPPORTUNITY AT GRANTON HARBOUR  
GRANTON WATERFRONT, EDINBURGH, EH5

- Waterfront development opportunity.
- Approximately 7.25 hectares (17.91 acres) across 10 development plots.
  - Existing consent for 321 residential units, in addition to commercial, leisure and amenity space.
- Located within the Granton Development Framework - a £1.3bn regeneration project.



## LOCATION

Situated within Granton Harbour, the subjects occupy a prominent position approximately three miles north of Edinburgh City Centre, forming an important part of the city's northern waterfront.

The site is situated within the Granton Development Framework - a major £1.3 billion regeneration programme set to deliver around 15,000 new homes supported by enhanced commercial, leisure, and waterfront amenities.

In terms of connectivity, Granton Harbour benefits from strong links to the city centre and surrounding districts. The Newhaven tram terminus lies approximately 1.5 miles to the east, with proposed plans to extend the tram route along the Granton waterfront from Leith, providing a direct link to the city centre and supporting the wider regeneration of the area.

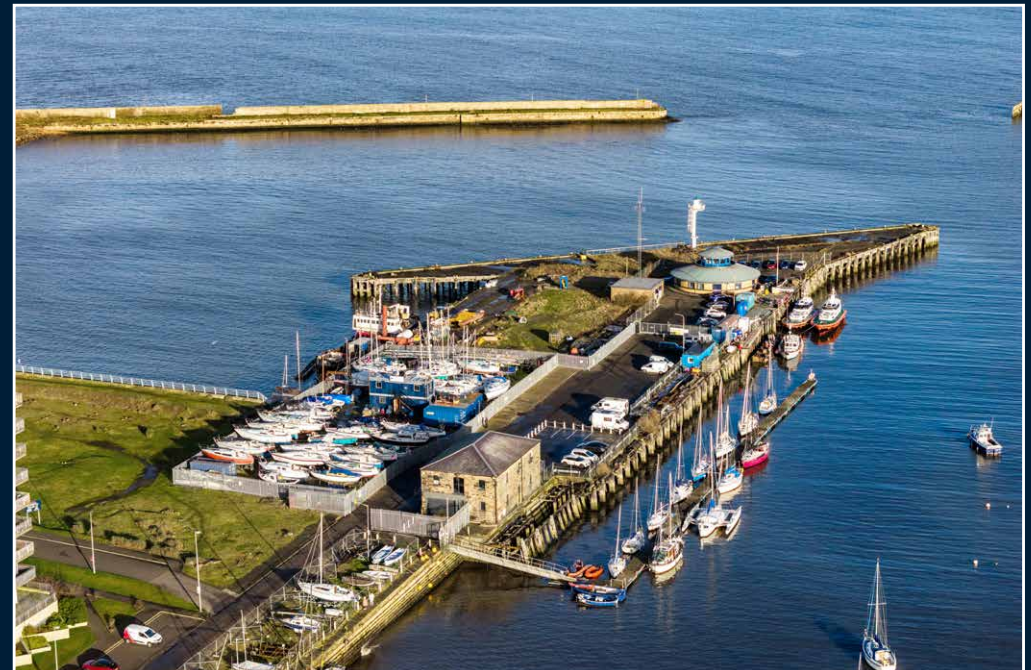


## DESCRIPTION

The opportunity comprises a portfolio of development plots located within Granton Harbour Estate, occupying a prime waterfront location on Edinburgh's northern coastline.

The site extends to approximately 7.25 hectares (17.91 acres) and forms part of a 60-acre master planned estate which benefits from existing infrastructure including estate roads, pavements and street lighting.

Current planning consent allows for a mix of residential apartments, retirement living accommodation, commercial space and leisure use, with several sites offering potential to increase the residential development density subject to a revised planning consent.



ACCOMMODATION

SITE	PROPOSED USE	INDICATIVE UNITS	SITE AREA
7B / 8C	Residential development Planning reference: 18/02812/AMC and 18/02812/VAR	98 units	2.66 acres
9A / 9B	Retirement living development Planning reference: 17/01219/AMC	103 units	1.90 acres
29	Residential development Planning reference: 17/05306/AMC	120 units	2.01 acres
35	Hotel / serviced apartments (alternative residential potential) Planning reference: 17/05306/AMC and 17/05306/VAR2	238 hotel / apartment units or 180-300 residential units	3.34 acres
35A	Residential & retail development Planning reference: 21/06413/FUL	81 units	4.00 acres
8A / 8B	Marina clubhouse / retail (residential potential) Planning reference: 18/02833/AMC and 18/02833/VAR2	110-130 (residential units)	2.76 acres
Middle Pier	Forms part of the wider 23/00756/FUL application	-	1.24 acres







**TENURE**

Heritable title with vacant possession.

**PRICE**

On application.

**CLOSING DATE**

A closing date may be set in due course. Interested parties should register their interest with the selling agents.

**VAT**

All prices are quoted exclusive of VAT.

**AML**

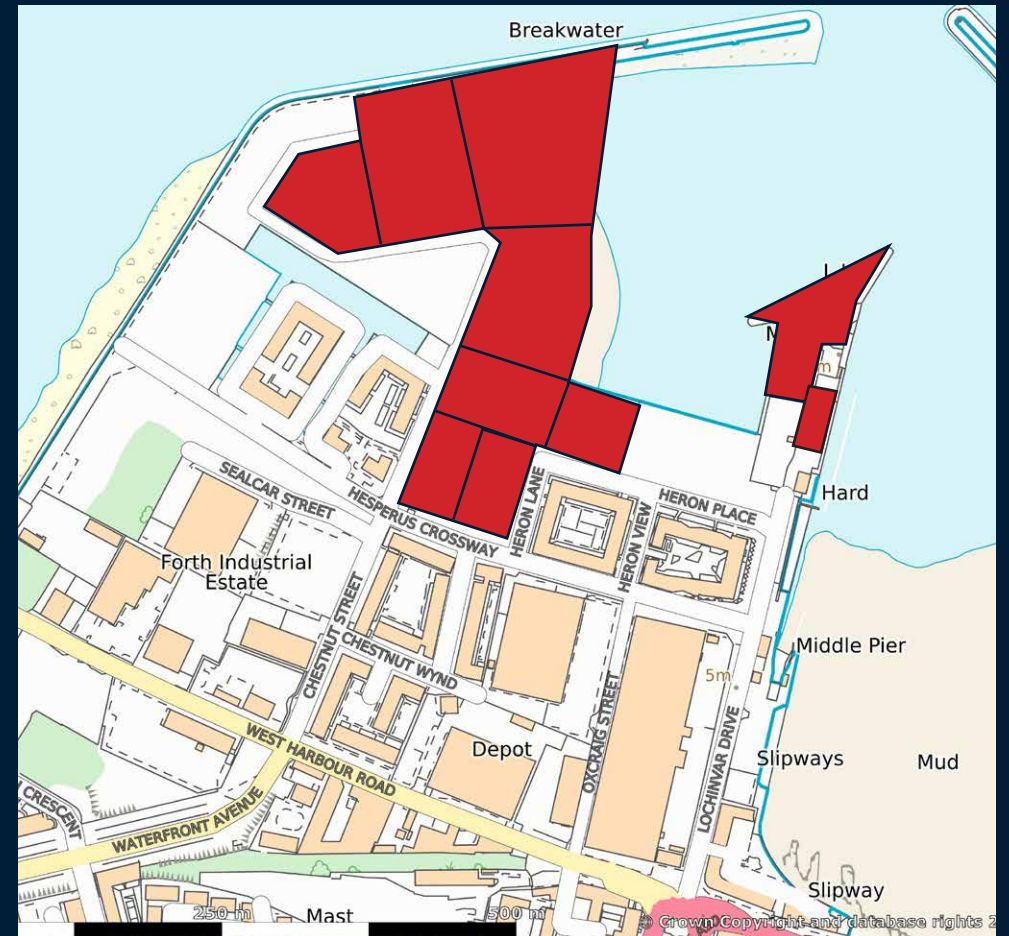
Parties will be required to comply with statutory anti-money laundering checks.

**COSTS**

Each party to bear their own legal costs. The purchaser will be responsible for any LBTT and registration dues.

**VIEWING**

Viewings are to be arranged through the sole selling agents.



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