

LAND AT 19-24 PROMENADE

Approx. 0.19 acre site with
potential for a range of uses,
subject to necessary statutory
consents

Portobello, Edinburgh, EH15 1HH



AVISON
YOUNG

SUMMARY

Site extending to approx. 0.19 acres, fronting Portobello Promenade / Beach

Located within Portobello, a popular suburb of Edinburgh, around 5km east of the city centre

Opportunity for a range of uses, with development subject to necessary statutory consents

Sale of the whole, with offers invited



LOCATION

The site is located within Portobello, a coastal suburb of Edinburgh, around 5km east of the city centre. The suburb is home to attractive residential properties and a range of amenities, mainly located along the Promenade and High Street.

Portobello has good transport links into Edinburgh with direct road access and bus routes into the city centre. The A199, which passes through Portobello, provides direct road connections to the A1 and The City of Edinburgh Bypass (A720). Brunstane Railway Station is around 1.5km from the site and provides regular direct services into Edinburgh Waverley (approx.10 min journey time).

In addition to the shops, cafes and restaurants along the Promenade / High Street, Portobello is also home to Victorian Baths (Swim Centre); attractive parks; football pitches; and numerous leisure, sporting and lifestyle activities linked to Portobello Beach.

The nearest large supermarkets are Asda at Fort Kinnaird Retail Park and Morrisons on Portobello Road.

The site is within the catchment area of the following schools:

- Towerbank Primary School
- St John's Primary School
- Portobello High School
- Holy Rood RC High School



DESCRIPTION

The site extends to around 0.19 acres and is currently open ground with a fenced frontage onto the Promenade. The land is mainly grassed with some hard-standing and fencing within the boundary. The site has been subject to previous development including houses, although these have now been demolished.

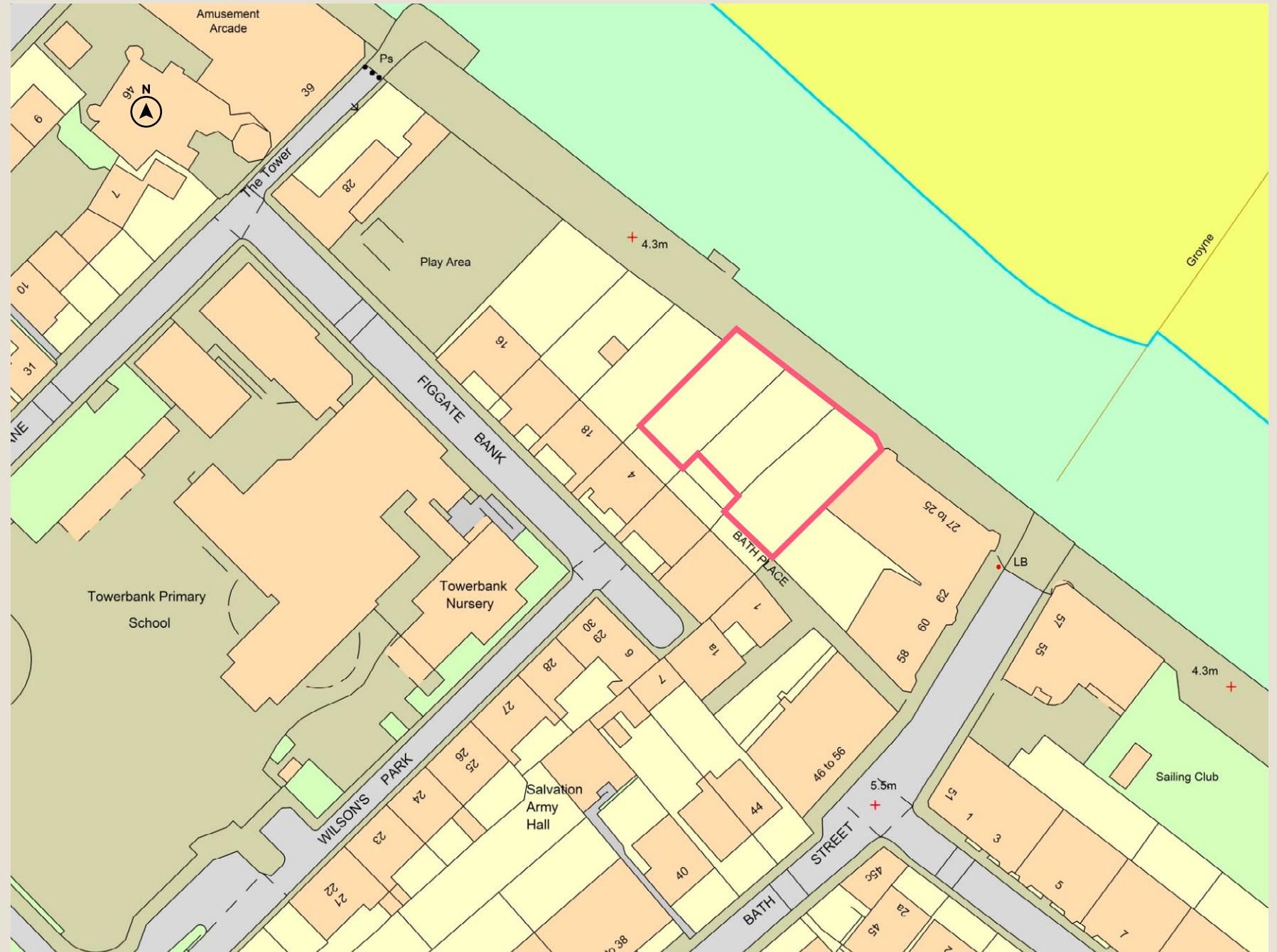
To the north of the site is the Promenade walkway then Portobello Beach on the Firth of Forth.

To the south-west is Bath Place, an adopted carriageway, then residential properties along Bath Place / Figgate Bank.

To the north-west of the site are private gardens then Towerbank play area.

To the south-east of the site is a corner tenement block facing the Promenade and Bath Street. The building's upper floors are in residential use, with ground floor café and restaurant occupiers.

Further site information is available from the selling agent.



PLANNING

Local Development Plan: The site is designated as 'white' land within The City of Edinburgh's City Plan 2030 (adopted 2024) indicating that 'general plan-wide policies' apply.

Planning Applications

Ref: 05/02411/FUL

Description: Development of 6 terraced houses

Validated: 27/07/2005

Decision: Refused, 15/02/2006

Comment: The site was subject to a historic planning application for residential development which was recommend for approval by the Planning Department's Case Officer but was refused at Planning Committee and later at Appeal.

The Committee Report notes the reasons for refusal:

1. The proposal is contrary to the development plan in that the site is allocated for Acquisition by the Council for Open Space Purposes in the North East Edinburgh Local Plan.
2. The form, design and materials do not preserve or enhance the character or appearance of the conservation area, contrary to policies E21 and E22 of the North East Edinburgh Local Plan

The North East Edinburgh Local Plan has been superseded by the City Plan 2030, with the Open Space allocation now removed from the site's designation.

Conservation Area: The site is within the Portobello Conservation Area

Listing: There are no buildings Listed by Historic Environment Scotland within the site but the adjacent properties are subject to a Listing.

Road Adoption: Bath Place, to the south of the site, is an adopted carriageway. The Promenade, to the north of the site, is an adopted footway.

For further information on planning please contact The City of Edinburgh Council's planning helpdesk: planning@edinburgh.gov.uk



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METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site as a whole is offered for sale.

A Process Letter will be provided to interested parties outlining offer requirements. The owner reserves the right to sell the property without reference to any other party.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

FURTHER INFORMATION

Viewings are strictly by appointment only.

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June 2026