

For Sale
Prime Residential Development Land
Extending to 59.5 acres with Minded to Grant Planning Permission in Principle

Builyeon Road

South Queensferry, Edinburgh



John Brown & Co
CHARTERED SURVEYORS AND TOWN PLANNING

Sale on behalf of Builyeon Farms LLP

Prime Development Opportunity



Planning Permission in Principle for mixed used development to provide residential, employment, primary school and associated uses (subject to Section 75)

EDINBURGH IS SCOTLAND'S CAPITAL CITY, WITH A POPULATION OF 507,000 AND WIDER CATCHMENT OF 1.36M



RANKED NO. 1 IN THE TOP 100 MOST DESIRABLE UK RESIDENTIAL LOCATIONS FOR THE SECOND YEAR

(CACI, PROPERTY WEEK AUGUST 2018)

EDINBURGH IS HOME TO ONE OF UK'S MOST PRODUCTIVE AND QUALIFIED WORKFORCES AND IS INTERNATIONALLY RENOWNED FOR THE QUALITY OF ITS TALENT BASE.



EDINBURGH HAS A HIGH LEVEL OF EMPLOYMENT WITH AVERAGE UK EARNING SECOND ONLY TO LONDON (ROYAL MAIL 2018)

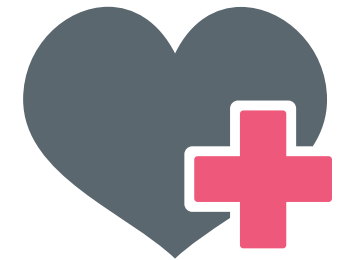
Award Winning City

EDINBURGH IS HOME TO A NUMBER OF SCOTLAND'S BEST SCHOOLS AND INTERNATIONALLY RECOGNISED UNIVERSITIES



VOTED SECOND IN GLOBAL QUALITY OF LIFE SURVEY (DEUTSCHE BANK)

VOTED THE MOST ATTRACTIVE CITY TO LIVE AND WORK IN THE UK (ROYAL MAIL 2018)



SECOND IN THE WORLD FOR QUALITY OF LIFE (FINANCIAL TIMES 2017)

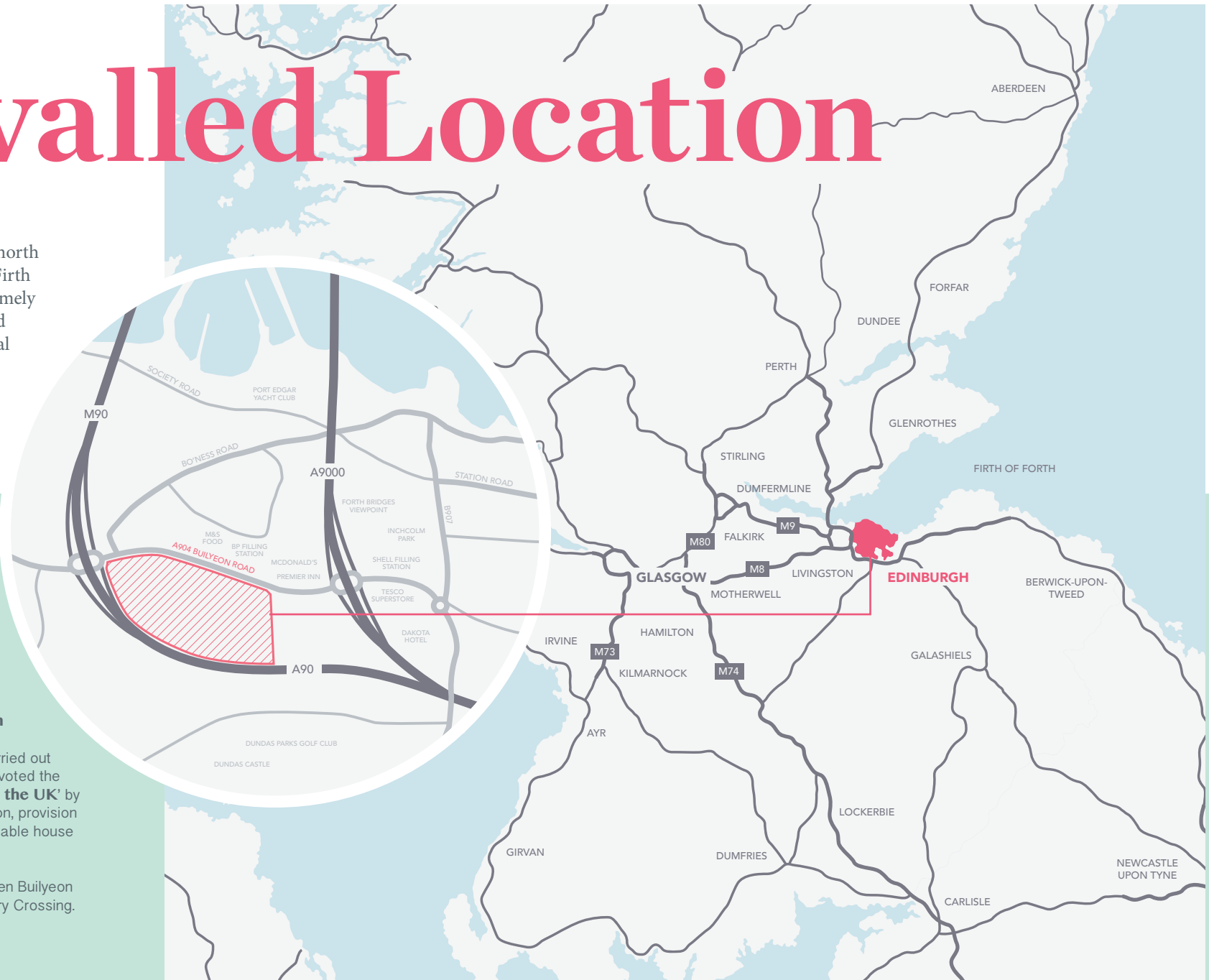
Unrivalled Location

South Queensferry lies 10 miles to the north west of Edinburgh on the shore of the Firth of Forth. South Queensferry is an extremely popular location given its excellent road and rail connectivity, good schools, local amenities and attractive coastal setting. The location appeals to those who commute to nearby Edinburgh, West Lothian and Fife.

South Queensferry town centre lies approximately 1.1 km to the north east of the site, with the closest rail station situated at Dalmeny, 1.5km to the east. Dalmeny Train Station provides direct services to Edinburgh with a journey time of approximately 15 minutes.

Edinburgh is Scotland's capital city, with an estimated population of 500,000. **Edinburgh was recently voted second in Deutsche Bank's Global Quality of Life survey** carried out across 47 cities. And in 2018 Edinburgh was voted the **'most attractive city to live and work in the UK'** by the Royal Mail - with access to good education, provision of open space, healthcare, culture and affordable house prices all being key criteria in these awards.

The site occupies a strategic location between Builueon Road and the link road to the new Queensferry Crossing.



Builueon Road



The Opportunity

DESCRIPTION

The site is currently in agricultural use and extends to 59.5 acres (24.08 Ha).

The new road layout created by the opening of the Queensferry Crossing presents an excellent opportunity to integrate the site into the existing urban fabric of South Queensferry.



Within the Edinburgh Local Development Plan (2016) the site is identified within HSG 32 Builyleon Road, Queensferry for a housing led development in accordance with the Builyleon Road Development Principles contained in the Queensferry South Site Brief. The wider site extends to 41.5 Hectares (102.5 acres) and has an estimated total capacity of 700 - 950 housing units.

Planning Permission in Principle (PPP) was submitted for a mixed use development to provide residential, employment, primary school and associated uses (Planning Application REF; 16/01797/PPP). City of Edinburgh Council is minded to Grant the application, subject to the conclusion of the Section 75 Agreement.

The Subjects provides the opportunity to purchase 59.50 acres (24.08 Ha) within the wider HSG 32 LDP allocation and PPP Minded to Grant application for residential led mixed use development.



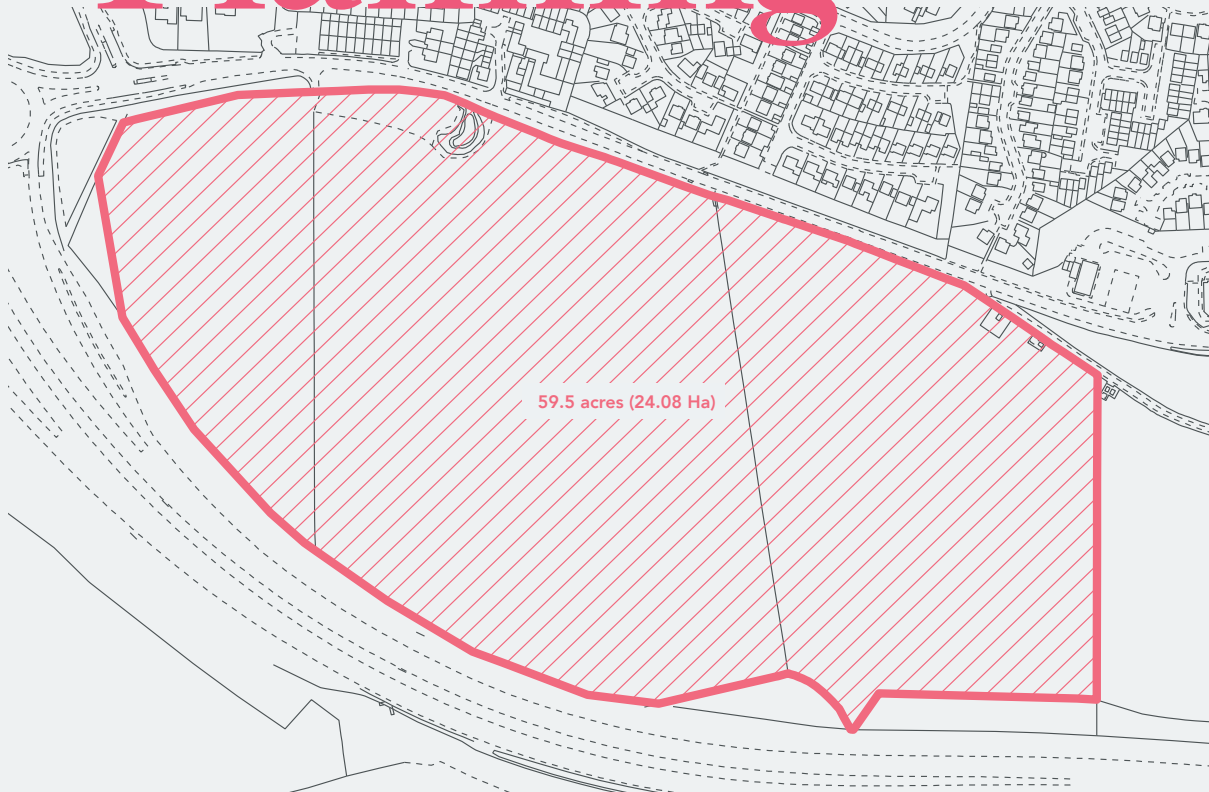
The PPP's supporting information demonstrates how the site could be developed. This information identifies a potential capacity of up to 834 units with a potential mix of 667 houses and 167 flats. Of these units, 25% would be affordable.

The masterplan used during the planning application stage is not formally approved and the purchaser will be expected to produce a new masterplan.

The PPP includes an element of commercial land which lies within the 59.5 acres. **This will be excluded from the residential land for sale.**



Planning



LEGAL AGREEMENT

The Section 75 Agreement relates to education provision on site by way of a new Primary School (land / financial contribution), affordable housing provision (on-site provision of 25%) and a contribution towards transport measures (financial contribution).

The Section 75 Agreement is currently outstanding pending the outcome of this marketing process. The draft S.75 will be made available to those who register interest prior to the first stage closing date. It is anticipated that the successful party will be involved in the finalisation of the S.75.

The allocation (HSG32) includes land owned by the Executors of R. Grieve. JLL, on behalf of Buileyon Farms LLP, has discussed a Land Owners' Agreement whereby both land owners collaborate to deliver an overarching planning and development solution. This is based on a fair and equitable split to the distribution of shared development and infrastructure costs.

FURTHER INFORMATION

A range of technical information including a Topographical Survey and Services Information including a pipeline wayleave is available within our dataroom. Please liaise with JLL for access.



Buileyon Road

Builyeon Road

South Queensferry, Edinburgh

BID PROCESS

It is intended to have a staged bidding process. After the first stage, selected parties will be given the opportunity to discuss the terms of their proposal and agree the development strategy prior to the final stage. Details of the closing date will be circulated to those who have notified JLL of their interest.

BASIS OF OFFER

Interested parties are advised to note their interest in writing to the sole selling agents. All parties who notify interest will be informed of closing date arrangements.

The vendor is seeking offers for the heritable interest in the site as one lot.

In this regard, we are inviting offers which are either based on:

- i) A greenfield purchase where the purchaser would work jointly with the Executors of R. Grieve to deliver the development in line with the LDP allocation and existing proposal.
- ii) Land purchase of the subjects to be developed in isolation of any third party land.

Please contact JLL for further details about how both proposals could be delivered.

ENQUIRIES

All enquiries and requests for further information should be made by contacting Jason Hogg or Makela Milne.

Parties should contact JLL for access to the technical information.



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JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Date of Preparation of Details October 2018.