

Prime Residential Development Site  
PRS or Private Sale Potential

# SKYLINER

OCEAN DRIVE, EDINBURGH EH6 6JH

[www.skylineredinburgh.com](http://www.skylineredinburgh.com)



RETTIE

**Taylor**  
**Wimpey**

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APPROX. AREA FOR ILLUSTRATIVE PURPOSES ONLY

- Prime residential development site
- Site area approx. 1.05 hectares (2.6 acres)
- Strong waterfront location
- Potential to develop approx. 300 units subject to planning
- PRS or private sale potential
- Offers invited



# Location

Edinburgh has a population of 487,500 within the city, increasing to 1.3m within the Lothians, Fife and Scottish Borders catchment area. The Scottish capital is the ninth largest city in the UK which benefits from a diverse economic base including the financial and business services, education and government sectors.

Edinburgh is an attractive and compact city with a rich history and thriving cultural scene. These qualities are helping to attract, and retain, a highly skilled workforce that is driving the city's growth. The city was voted as the Best Place to Live in the UK in 2014, 2015 and 2016. Edinburgh has the 2nd highest average wage rate in the UK.

The city has an outstanding transport and communications network which includes direct flights from Edinburgh Airport to over 120

destinations. The tram service which started operating in May 2014, is due to be expanded to create more routes around the city, including Leith.

There are eight universities and further education colleges in Edinburgh, with almost 80,000 students studying in the city. The University of Edinburgh was ranked 39th in the World University Rankings by The Times in 2013/14.

The city is the only place in Scotland to benefit from having two UNESCO World Heritage Sites within its boundaries - the Old and New Town as well as the Forth Bridge. Therefore, Edinburgh is a major tourist destination and is one of the most visited cities in the UK, attracting in the region of 3.8 million visitors a year.





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## Local Context

### Situation & Description

- Skyliner is located within Edinburgh's vibrant area of Leith, approx. 3.5 miles to the north of the city centre
- Surrounding land uses include residential, commercial, retail and civic
- Five direct bus routes with frequent services to the city centre, every 8 minutes
- 15 minutes by car from the city centre
- Potential tram extension with stop close to site

### The Shore

- Intensely redeveloped and regenerated since 1980s
- Focus of Leith's vibrant bar and restaurant scene
- Highest concentration of Michelin starred restaurants in Scotland

### Amenity

- Ocean Terminal shopping centre in very close proximity
- Home to Royal Yacht Britannia
- Location of Leith Festival & Edinburgh Mela

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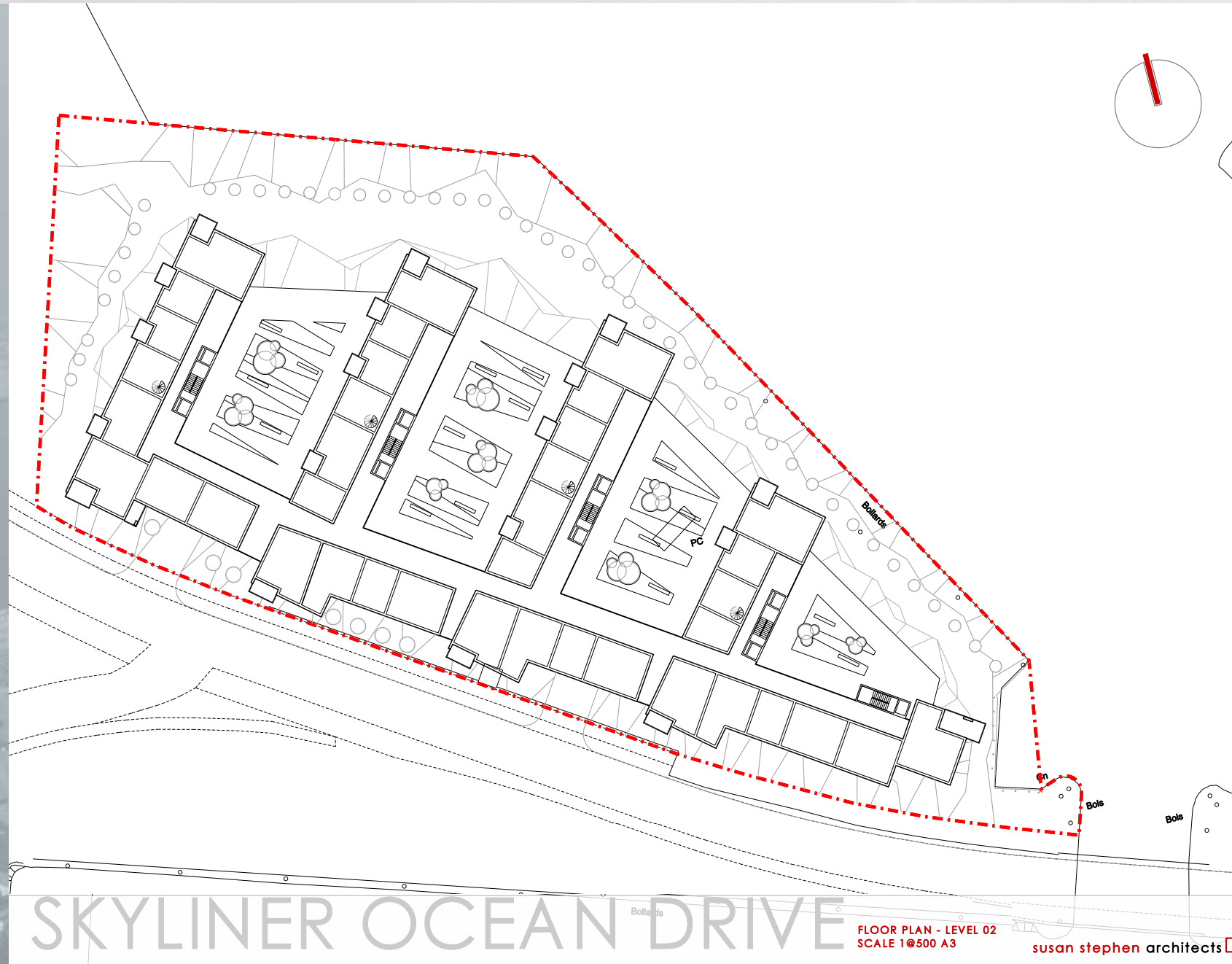
# LOCAL CONTEXT – WATERFRONT DEVELOPMENT





# PROPOSED MASSING EXERCISE

- 1.05 ha (2.59 acres)
- Potential for a mix of apartments
- Capacity of approx. 307 units
- Capacity of approx. 20,160 sq m (217,000 sq ft)
- Massing exercise produced by Susan Stephen Architects





# SKYLINER IN THE WIDER CONTEXT





# PROPOSED MASSING EXERCISE – VIEW FROM CALTON HILL





# Planning

Over the past two decades various schemes have been proposed to respond to the fluctuating residential market. The most recent planning application was for 407 flats up to 18 storeys submitted in 2006 by then George Wimpey City Ltd. This application was subsequently withdrawn. Previous to that, Cala Homes submitted a detailed application for the “Skyliner” scheme and the consent was granted in April 2002.

# Technical Information

- Susan Stephen Architects have completed a massing exercise which illustrates a potential for a scheme of approx. 304 units; 20,184 sq m (217,260 sq ft).
- blyth + blyth have carried out a Geotechnical Appraisal and Outline Scheme Design (November 2015) which summarises previous Geotechnical and Geo-Environmental Desk Study by ARUP (2014) and Site Investigation report by URS (2005). The blyth + blyth report outlines services provision for waste water, fresh water, BT, Scottish Power, Scotia Gas.
- Energised Environments have completed an Air Quality and Noise Constraints report (November 2016).

# Data Room

The following reports can be found on our website at

**[www.skylineredinburgh.com](http://www.skylineredinburgh.com)**

- Susan Stephen Architects – Proposed Massing Exercise
- Legal Summary (Purchaser obligations) prepared by Burness Paull
- Topographical Survey
- blyth+blyth – Desktop Site Investigation, Geotechnical Appraisal, Servicing
- Energised Environments – Air Quality and Noise Constraints report
- Rettie & Co. – Comparable sales values
- Rettie & Co. – Comparable rental values
- Rettie & Co. Bid Document

# Offers

- Heads of Terms offers invited on an unconditional and/or subject to planning basis.
- Rettie & Co. Bid Document to be completed





# CONTACTS

For further information please contact the sole selling agents

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