

FOR SALE

Lochend House and Grounds

33-35 Lochend Road South, Edinburgh EH7 6BR

Residential development opportunity

Floor area 408 sqm (4,390 sq ft), Site area 0.56 Ha (1.38 acres)



LOCATION

The property is situated in Restalrig, approximately 2 miles east of the city centre. The area is well placed for recreational activities, neighbouring Lochend End Youth Football Club and Lochend Park and Loch, and being only a 15-minute walk from Meadowbank Sport Centre and Retail Park. Lochend Road South is served by a major bus route linking Portobello, Leith, Edinburgh's city centre, and The Royal Infirmary.

DESCRIPTION

Lochend House is a large historic property built in the 1820s, on the same site of – and incorporating the remains of – Restalrig Castle, a 16th century tower house. The property benefits from substantial mature grounds located to the east of Edinburgh's city centre in the popular residential area of Lochend, with views over both Arthur's Seat and Lochend Park from the upper floors.

Internally, the property has a series of large high ceilinged rooms and many original features. The property has been used as a care centre but could be turned into a high quality residential development subject to the necessary consents.

Main Building:

Ground Floor – 144 sq m (1,550 sq ft)

First Floor – 134 sq m (1,440 sq ft)

Total Floor Area – 408 sq m (4,390 sq ft)

Annex:

Ground Floor – 72 sq m (775 sq ft)

First Floor – 58 sq m (625 sq ft)

Site Area – 0.56 hectares (1.38 acres)

CONDITION

The property was fire damaged and has subsequently been made water tight and secured. It will require renovation by any prospective purchaser. The original sash and case windows have been stored and will form part of the sale.

PLANNING

Lochend House is formed of Restalrig Castle (A listed) and ancillary house (B Listed), and was previously used as a children's centre. Development proposals and any change of use will require relevant planning and listed building consents.

Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Department, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG, 0131 529 3550 planning@edinburgh.gov.uk

SERVICES

Gas, electricity and water are all connected.





OFFERS

Offers are invited for the heritable interest, with the benefit of vacant possession, which are to be submitted by the closing date. The Council are particularly interested in offers including a non-refundable deposit and incorporating a profit share/overage payment. A clawback agreement may be required depending on the structure of the offer received and intended use of the property and grounds. In order for the Council to fully assess and evaluate offers, bids must include:

- (a) Headline Price,
- (b) Detailed timescale for purification of any suspensive conditions,
- (c) Minimum Price *,
- (d) Concept drawings including nature of intended use,
- (e) Expected date for the Council to receive purchase price,
- (f) Confirmation of funding for both acquisition and development costs.

* Schedule of abnormal costs, Section 75 contributions



EPC

The property has an EPC rating of G. A copy of the report is available on request.

FEES

The purchaser will pay the Council's reasonably incurred legal costs, plus the Corporate Property costs 2.5% of the net purchase price.

RATES

As of 1 April 2017, the property has a rateable value of £17,700.

CONTACT/VIEWING

Visiting parties will be required to bring a good torch and safety footwear to site. For more information or to arrange a viewing of the premises please contact Frances Maddicott on 0131 529 5919/5828 or at frances.maddicott@edinburgh.gov.uk / commercial.property@edinburgh.gov.uk.

DETAILS FOR SUBMITTING OFFERS

- 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.
- 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.
- Offers must be submitted in an offer envelope available from this Department upon request.
- Offers by hand are preferred and must be delivered to the Planning and Building Standards Counter, Waverley Court, where a receipt will be provided.
- 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.
- 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.
- Offers received electronically, by fax or email **will not** be accepted.
- Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
- The Council does not bind itself to accept the highest offer.
- Prior to submitting an offer you are strongly recommended to take appropriate professional advice.
- Depending on the level and quality of offers received, the Council, on behalf of its client, may shortlist the bidders and thereafter invite those selected to submit a final offer at a second closing date.
- 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.



You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations. For additional copies in English, please phone 0131 316 5070.

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.