



Land at Hermitage/Midmar Drive Edinburgh

STRUTT & PARKER

# Land at Hermitage/Midmar Drive Edinburgh

Land with Development Potential, subject to promotion and planning permission

About 4.17 hectares (10.31 acres)

Available as a whole or in part

## Location

The site is located to the south of Morningside, which is one of Edinburgh's most sought after areas and is considered one of the city's premier residential addresses. A wide range of local amenities are available on Morningside Road, including shops such as Waitrose and Marks and Spencer food halls as well as a variety of cafes, restaurants and bars. Primary and secondary schooling is available nearby, including the highly rated South Morningside Primary School and a number of private schools

## Perth

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50 offices across England and Scotland,  
including 10 offices in Central London

also in the locality. There is a wide range of indoor and outdoor recreation available in the immediate locality, and the wider area. The city centre, city bypass and motorway network, and international airport are all readily accessible.

## The Land

4.17 Hectares (10.31 Acres) of potential development land. With frontage on to both Hermitage Drive and Midmar Drive, the site is bordered to the south by mature woodland, to the north by allotment gardens and to the east by Blackford Hill. The site is predominantly flat and level at the southern end falling away from Midmar Drive towards Blackford Hill at the northern end. There is a Council maintained parking area, which is owned by the vendor, at the junction of Hermitage Drive and Midmar Drive providing pedestrian access to Blackford Hill to the east.

## The Opportunity

We believe that there is an opportunity, through consultation with the Community and the Council to secure development incorporating enhanced public access to the countryside, recreation opportunities, and enhanced allotment provision within established boundaries in a sustainable location. We believe this site could provide an element of diversity to the land supply, and an opportunity for higher value, bespoke properties with potential self-build opportunities to be delivered within a highly prestigious area of the City.

## General

### Planning

The site is currently identified as being subject to the following designations; Green Belt; Open Space; Local Nature Conservation Site; and Special Landscape Area. The Local Development Plan is available for consultation with a deadline of 3rd October 2014 for representations to be lodged. The Local Development Plan is under a rolling programme of review and a review of the Plan will be carried out shortly after its adoption.

Parties wishing to make their own detailed planning enquiries should contact the City of Edinburgh Council Planning Department.

### Interest

Interested parties are advised to note their interest in writing to the sole selling agents, in order to be advised of any closing dates which may be set.

### Offers

Offers are invited for our Client's heritable interest in the whole, part or parts of the site. Offers for Option and Promotion Agreements will also be considered.

Offers submitted for purchase on a subject to planning basis, should be accompanied by full supporting information to enable an assessment of the viability and deliverability of the proposal. Proof of funding will also be required to accompany all offers submitted.

Each party will be responsible for their own legal costs with the purchaser responsible for any Stamp Duty, Land Tax, VAT or registration dues incurred thereon.

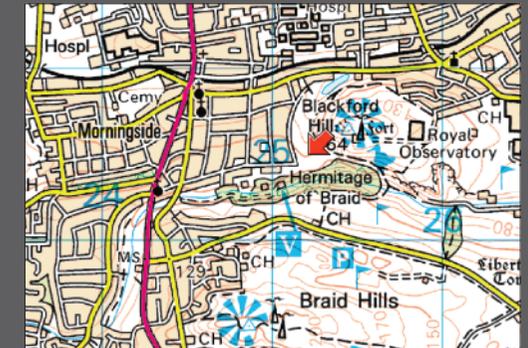
If an offer is submitted for Option or Promotion Agreement, it should be accompanied by Board Approved Heads of Terms, as well as the planning strategy, and track record of promoting similar sites elsewhere and any other supporting information to enable full assessment of the proposed terms to be undertaken.

### Viewings

The site is visible from public vantage points and freely accessible from the public car park at the junction of Hermitage Drive and Midmar Drive.

### Further Information

Further information can be obtained by contacting John Wright on 01738 567 892, or [john.wright@struttandparker.com](mailto:john.wright@struttandparker.com)



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