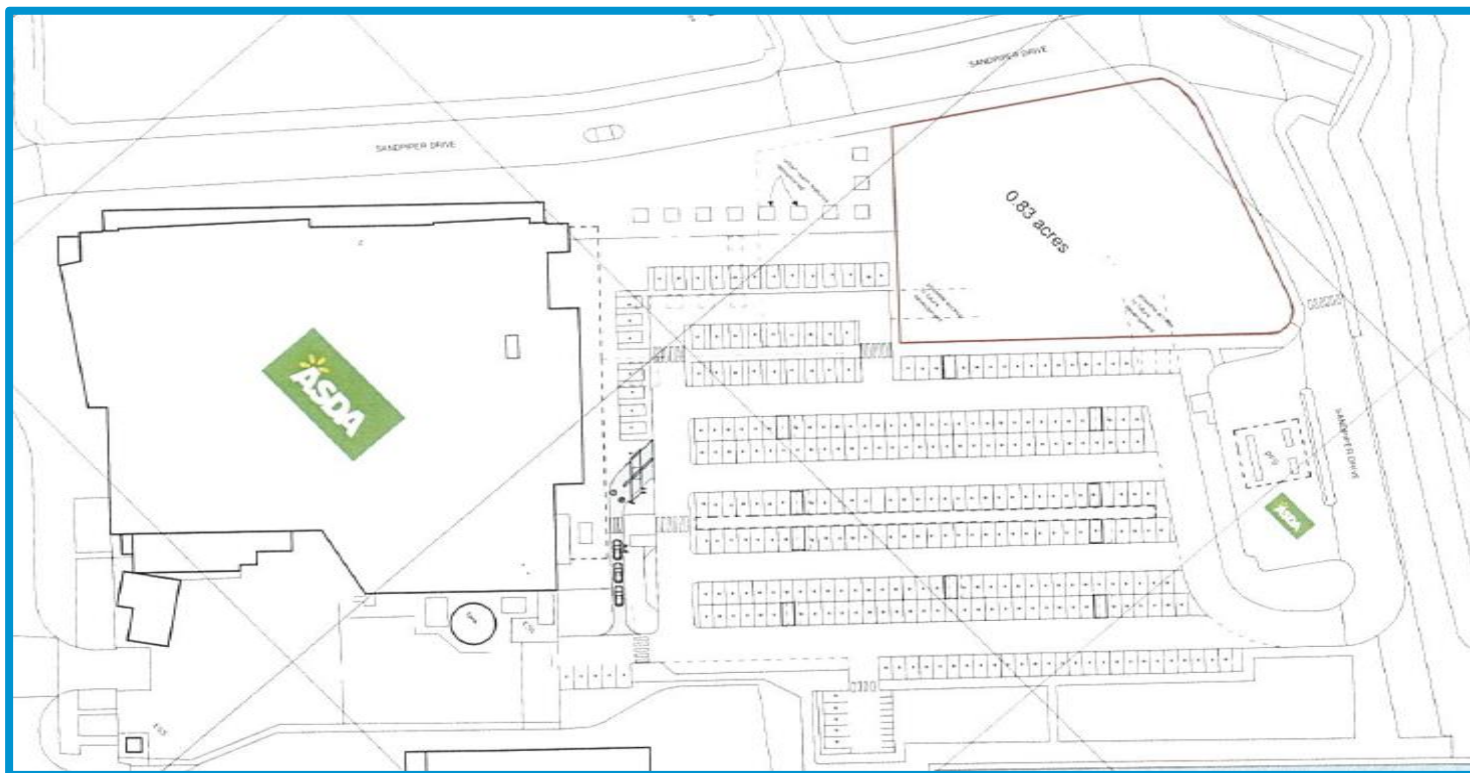
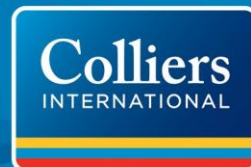


DEVELOPMENT SITE SANDPIPER DRIVE, EDINBURGH, EH6 6NX



0.83 Acre (0.336 hectare)

Development Site adjacent to
Superstore



Zoned for Mixed Use Residential or
Commercial Development

(of interest to occupiers and developers)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Retail Scotland Out of Town
+44 131 240 7522
Bob.Fisher@colliers.com

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1 Exchange Crescent
Conference Square
Edinburgh EH3 8AN
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www.colliers.com/uk/retail

LOCATION

Sandpiper Drive is situated in the Newhaven district of Edinburgh approximately 2 miles from the Newkirkgate Shopping Centre in Leith and approximately 5 miles from Edinburgh City Centre.

SITUATION

The site is situated immediately adjacent and to the front of the Asda Leith Superstore being situated in a prominent position just off the A901 trunk road close to the Ocean Terminal Shopping Centre as well the Edinburgh Waterfront Apartments.

DESCRIPTION

The site which extends to approximately 0.83 acres (0.336 hectares) is flat and adjoins the Asda car park close to the front access point to the Superstore.

The site is located in the heart of the major residential and commercial development area located to the north of the A901 trunk road.

PLANNING

The site is designated as part of the housing / mixed use development in the second Local Development Plan (yet to be adopted – October 2016) and is considered to form part of the committed housing land supply at the Edinburgh Waterfront. The plan envisages this site as part of the major mixed use regeneration opportunity on the land to the west of Ocean Terminal Shopping Centre.

The principles relevant to the development of the site include revising the housing mix and completing the partly implemented new local centre by providing smaller commercial units under a flatted development.

PROPOSALS

Proposals are invited from Developers or potential occupiers. The owners are flexible in their approach to disposal including development of accommodation to meet users requirements or consideration of developers proposals for mixed use development to include housing, retail and commercial. It is considered that the site may support a multi-storey development comprising residential use on the upper

floors, commercial at ground floor level with car parking facilities.

TENURE

Absolute ownership (equivalent to English Freehold).

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT.

VIEWING

The site is available to view without making formal arrangements. It would be appreciated if interested parties would notify the selling agents of their interest prior to visiting the site. Under no circumstances should any enquiries on the site be directed to personnel within the Asda Superstore.

OFFERS

Offers to purchase or proposals for development are invited and should be addressed to the following:

- Bob Fisher
- Tel : 0131 240 7522
- Email : bob.fisher@colliers.com

