



# DEVELOPMENT PARTNER SOUGHT

**1 Observatory Road, Edinburgh, EH9 3HG**

ON BEHALF OF CRAIGMILLAR PARK GOLF CLUB

yeomanmcallister  
architects



## THE OPPORTUNITY

Craigmillar Park Golf Club (The Club) was established in 1895 over a 9 hole course. In 1907, when the original course was taken for housing development, the club moved to its current location on Blackford Hill. The current 18 hole layout, designed by James Braid, was created in 1927.

The Club has identified the delivery of a new clubhouse as a strategic priority with a preference for this facility to be located on an area of golf course along West Mains Road (Clubhouse Development Area). This relocation will allow the current clubhouse and car park (Residential Development Area) to be redeveloped, subject to necessary consents, providing a rare opportunity to purchase housing land in Blackford, one of Edinburgh's most sought after suburbs.

- Residential Development Area extends to approx. 0.75 acres (0.3 ha) with potential for a range of uses including housing, retirement living and student accommodation.
- Clubhouse Development Area extends to approx. 0.94 acres (0.38 ha) and will be retained by The Club.

The Club therefore seeks an experienced partner (The Developer) to work collaboratively with them on a strategy which ensures a mutually acceptable development. The Club anticipates that the partnership will align with the following principles:

- The design of the Residential Development Area will be led by The Developer who will purchase the site.
- The design of the Clubhouse Development Area will be led and funded by The Developer, subject to The Club's detailed brief. A finalised design has not yet been produced for the new clubhouse although this facility is anticipated to be of a superior design and quality (but similar scale) to the existing accommodation.
- The Developer will lead and fund a single planning application over the wider site, made jointly with The Club.
- The Developer will construct the new clubhouse and associated works within The Clubhouse Area on behalf of The Club. The price payable by The Developer for the Residential Development Area is expected to fund both the construction of the clubhouse and a land payment to The Club.

While The Club expects the Development Partnership to progress as described above, they are also open to alternative proposals for the two development areas which would provide appropriate financial returns and delivery of a new clubhouse.





## LOCATION

The site is located in the desirable Blackford area on the south side of Edinburgh. It is positioned to the east of Morningside and south of The Grange, approx. 3km south of Edinburgh city centre. The local neighbourhood comprises established family housing, mainly detached properties set within mature grounds and period terraced townhouses. The attractive leafy setting and good quality housing stock, in addition to its proximity to Edinburgh's wide range of amenities, has ensured the area's popularity as a place to live.

Observatory Road has excellent transport links with the 38 and 41 bus routes providing regular services from a stop next to the site. Convenient road access is also available with the A701 around 1km east of the site, leading north west to the city centre and south to The City of Edinburgh Bypass (A720).

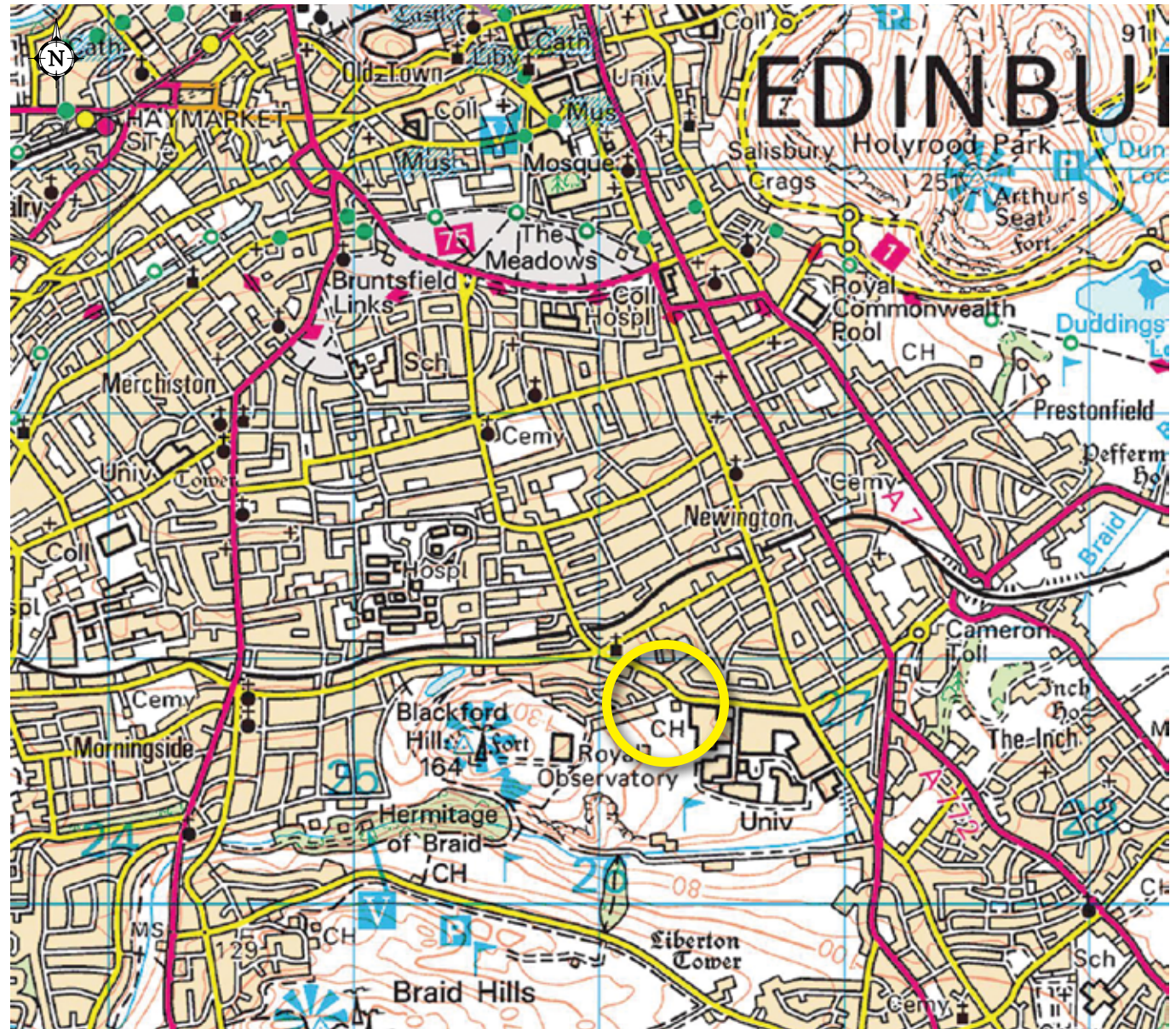
The local area, while mainly residential, permits easy access to a range of independent shops, bars and restaurants in nearby Morningside (2 km). Supermarkets within close proximity of the site include Waitrose and M&S Simply Food in Morningside, plus Sainsbury's at Cameron Toll shopping centre (1km) which also hosts Aldi and Boots. A wider selection of shops and leisure facilities can be found in Edinburgh city centre.

Edinburgh is home to a large number of primary and secondary schools, both state and independently run. The site is within the catchment for the following schools:

- James Gillespie's Primary School
- St Peter's RC Primary School
- James Gillespie's High School
- St Thomas of Aquin's RC High School

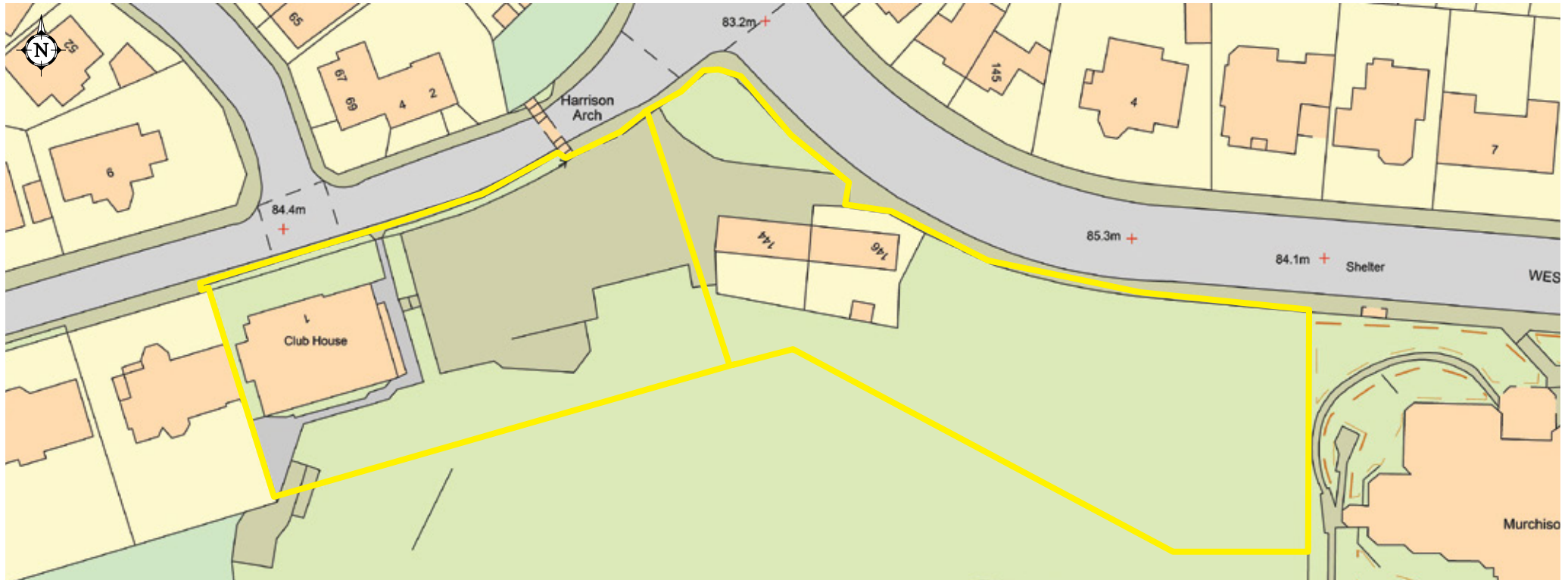
The King's Buildings facility next door to the site is the main campus of the University of Edinburgh's College of Science and Engineering. It is also home to several education and research organisations and a cluster of science and technology companies.

The local area has a wealth of open space for residents to enjoy including the nearby Hermitage of Braid and Blackford Hill Local Nature Reserve. The Royal Observatory is an astronomical institution located on Blackford Hill and is a famous landmark within Edinburgh.



## SITE DESCRIPTION

The wider development site extends to approx. 1.7 acres (0.68 ha), located adjacent to Observatory Road / West Mains Road in the Blackford area of south Edinburgh.



### Residential Development Area

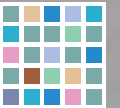
This area to the west of the wider site extends to approx. 0.75 acres (0.3 ha) and comprises the existing clubhouse, club car parking and golf course land. The development opportunity has a well-positioned setting along the tree lined Observatory Road with stunning views south over the golf course. Observatory Road runs adjacent to the northern boundary, leading to The Royal Observatory, and comprises mainly substantial family homes. Harrison Arch, an impressive red polished ashlar arch, stands over Observatory Road next to the car park entrance. To the west of the area is 3 Observatory Road, a large detached residential property. To the east are two cottages under the ownership of The Club. To the south is the 1st tee / 10th green of the golf course.

### Clubhouse Development Area

This area to the east of the wider site extends to approx. 0.94 acres (0.38 ha) and comprises part of the 11th hole of the golf course, two semi-detached single storey cottages, club car parking and a small green area on the corner of Observatory Road. West Mains Road runs adjacent to the northern boundary with the Royal Observatory bus stops just east of the north east corner. To the west of the area is club car parking. To the east is Murchison House, part of the University of Edinburgh's King's Buildings. To the south are the 18th green and 12th fairway of the golf course. It is anticipated that whilst this area will be retained by The Club the car parking and small green spaces around the cottages will be re-landscaped by The Developer to enhance the environmental amenity of the new properties within the Residential Development Area and the two existing cottages.



Indicative Layout Plan



## PLANNING

### Local Development Plan

The Residential Development Area has four parts with different LDP designations. In addition to general plan-wide policies the following other policies apply:

- Existing Clubhouse – Urban Area / Special Landscape Area
- Car Park – Urban Area
- Southern Strip West – Special Landscape Area / Open Space / Green Belt
- Southern Strip East – Special Landscape Area / Green Belt / Open Space / Local Nature Conservation Site

The indicative footprint of the new clubhouse within the Clubhouse Development Area is designated under Special Landscape Area / Green Belt / Open Space / Local Nature Conservation Site policies.

There are no listed buildings within the site and it is not located within a Conservation Area.

Harrison Arch is located adjacent to the site on Observatory Road and is Category B listed (LB30584)

Murchison House (part of King's Buildings) is located adjacent to the site and is Category B listed (LB52370)



Source: Edinburgh Local Development Plan (2016)

### Pre-Application Consultation

An indicative layout produced by Yeoman McAllister Architects for The Club (available from the selling agents) is presented for illustrative purposes only and does not have planning permission. This design includes a total of 19 new build apartments (in two blocks) and a new clubhouse facility. There is also the potential for student and retirement living accommodation although designs for these uses have not been prepared.

Pre-application discussions regarding the indicative layout have been undertaken with City of Edinburgh Council's Planning Department with the Council's response also available from the selling agent. Given the LDP status of the wider site, The Club anticipates working collaboratively with The Developer to ensure the planning application submission meets policy requirements, specific supporting arguments may include:

- The green belt land take of the Residential Development Area is minimal with the majority of this area under an Urban Area designation
- The new clubhouse is a 'Countryside Recreation Use' (Policy Env 10, criterion (a)) and is therefore a permitted within the Green Belt
- The proposals will not have a detrimental impact on the quality and character of the local environment (Policy Env 18)
- Policy Env 19 allows for development on sports facilities where it is ancillary to the principal use and involves a minor part

For queries regarding the design of the layout please contact:

Brian McAllister  
brian@ym-architects.com  
07713 197021

For queries regarding the pre-application consultation process please contact the selling agents.

To contact The City of Edinburgh's Planning Department:  
planning@edinburgh.gov.uk





## SALE INFORMATION

The Heritable Interest (Scottish equivalent to English Freehold) in the Residential Development Area is offered for sale.

The Developer will deliver the new clubhouse with the Clubhouse Development Area retained by The Club.

A Process Letter outlining development partner proposal requirements is available to interested parties.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Strict timetables regarding agreed milestones be required.

The owner reserves the right to sell the property without reference to any other party.

A title plan will be prepared which will become a taxative plan for sales purposes.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

## FURTHER INFORMATION

Please contact the selling agents to receive further information, including:

- Process Letter
- Yeoman McAllister Indicative Layout
- Pre-application Consultation Response
- Demolition Quotes

## CONTACT

### Sales Agent

Richard Cottingham  
rcottingham@savills.com  
07870 999 135

### Architect

Brian McAllister  
brian@ym-architects.com  
07713 197 021

### New Homes Sales

Ben Di Rollo  
ben.dirolo@savills.com  
07977 022 230

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