

# FOR SALE

## Development Opportunity

### 35 Clark Road, Edinburgh, EH5 3BE

Approximate Gross Site Area 0.14 acres (0.06 hectares)





## Location

The site is situated in the highly sought-after Trinity area, approximately 2 km (1.24 miles) to the north of Edinburgh city centre. The area is predominantly residential, within the catchment areas of Wardie Primary School, Holy Cross RC Primary and Trinity Academy. There are excellent local amenities nearby including the Royal Botanic Gardens, Inverleith Park, and a range of shops & cafes at Goldenacre. The location has great transport links to the city centre and east & west Edinburgh, with bus and cycle networks located immediately nearby.

## Description

The site extends to approximately 0.14 acres (0.06 hectares), adjacent to Ferry Road cycle path, accessed via a track from Clark Road. The site is bounded by secure metal palisade fencing with a large vehicular gate and single pedestrian gate. On site, there is currently a former Air Cadet training hall of timber construction walls with corrugated metal roofing. There is also a small timber Temporary Unit on site. The single-story main building has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Area of 106.87 m<sup>2</sup> (1150.34 sq.ft.).

## Planning

In principle, the application site would lend itself best to residential development, or a variety of other uses, providing that the development is in accordance with the relevant policies of the Edinburgh Local Development Plan.

Applicants must satisfy themselves as to any planning requirements by contacting the Council's Planning department [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk) or (0131) 529 3550.

## EPC

Currently awaiting assessment (available on request).

## Rateable Value

The Rateable Value effective 1<sup>st</sup> April 2023 is currently £4,750 per annum.

## Terms

The property will be sold by way of disposition and associated Deed of Conditions containing such reservations, burdens and conditions as the Head of Legal Services may consider necessary to protect the Council's interest. These may include reservations regarding minerals, services etc and provisions regarding maintenance, insurance, uses, etc.

## Offers

Offers are invited for the heritable interest of the property with the benefit of vacant possession. It should be noted that the price stated in any offer will be deemed to be net of any relevant s75 contributions.

## Fees

The purchaser will be expected to pay the Council's reasonably incurred legal costs plus Corporate Property costs of 3% of the purchase price.

## Purchaser's Development Proposals

In order for the Council to assess and evaluate offers, bids must include:

- Proposed Price
- Proposed timescale for acquisition/ development
- Conditions of purchase along with dates for purification
- Confirmation of funding
- Nature of intended use
- Details of development proposals including indicative layout drawings
- Schedule of abnormal costs (if necessary)
- Schedule of Section 75 contributions (if necessary)

## Contact/Viewing

For more information or to arrange a viewing of the premises please contact: Greg Manson, Estates Surveyor on 0131 529 5774 or at [greg.manson@edinburgh.gov.uk](mailto:greg.manson@edinburgh.gov.uk)

## Details for submitting offers

1. 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.
2. Prior to submitting a proposal, you are strongly recommended to take appropriate professional advice.
3. All offers must be received by 12 noon on the closing date (TBC). The Council will not accept late proposals under any circumstances.
4. Proposals must be sent by email to [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk)  
Hand delivered proposals /proposals by post will not be accepted.
5. The subject line of the email should state 'Closing Date Offer – 35 Clark Road' to ensure it is recorded formally.
  - No emails will be read until the closing date has passed.
  - As part of our normal processes, a receipt will be issued by return.You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
6. The Council does not bind itself to accept the highest or any offer.
7. Depending on the level and quality of offers received, the Council, may shortlist the bidders and thereafter invite those selected to submit a final offer at a second closing date.
8. 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.



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. Date of Publication June 2025