

# LAND AT HILLPARK AVENUE

EDINBURGH, EH4 7AQ



- Site extending to approx. 0.62 acres (0.25 ha) in desirable residential area
- Potential for residential development, subject to obtaining necessary consents
- Proposed layouts showing between 2 and 4 residential homes
- Well connected location for easy commuting to Edinburgh City Centre
- Unconditional offers sought
- Offers over £280,000

SAVILLS EDINBURGH  
Wemyss House, 8 Wemyss Place  
Edinburgh EH3 6DH

**0131 247 3825**

[savills.co.uk](http://savills.co.uk)

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## Location

The subject site is located in Blackhall, a suburb in the North West of Edinburgh around 3.5 miles from the City Centre. Blackhall is a very popular residential area with attractive and desirable family homes, good amenities and easy access to good schools. It is also very well connected for commuting in and out of Edinburgh City Centre, with Queensferry Road on the northern boundary being a key arterial route between the City Centre and the Queensferry Crossing. There are also a number of bus routes connecting to the City Centre.

Blackhall is well served by local amenities. The nearest supermarket is Tesco Metro (c. 0.5 miles), with larger provision provided at Craighleith Retail Park (c. 1.8 miles) where there is a Sainsbury's Superstore. Craighleith Retail Park also has a number of national retailers including Boots, Homebase and M&S (including Simply Food). The subject property is also well located to benefit from walking routes at Corstorphine Hill and three local golf clubs: Ravelston, Bruntsfield Links and Royal Burgess.

The site is within the school catchment area of Blackhall Primary School and The Royal High. It is also well located for The Mary Erskine School, Stewart's Melville College, St George's School and Cargilfield School.

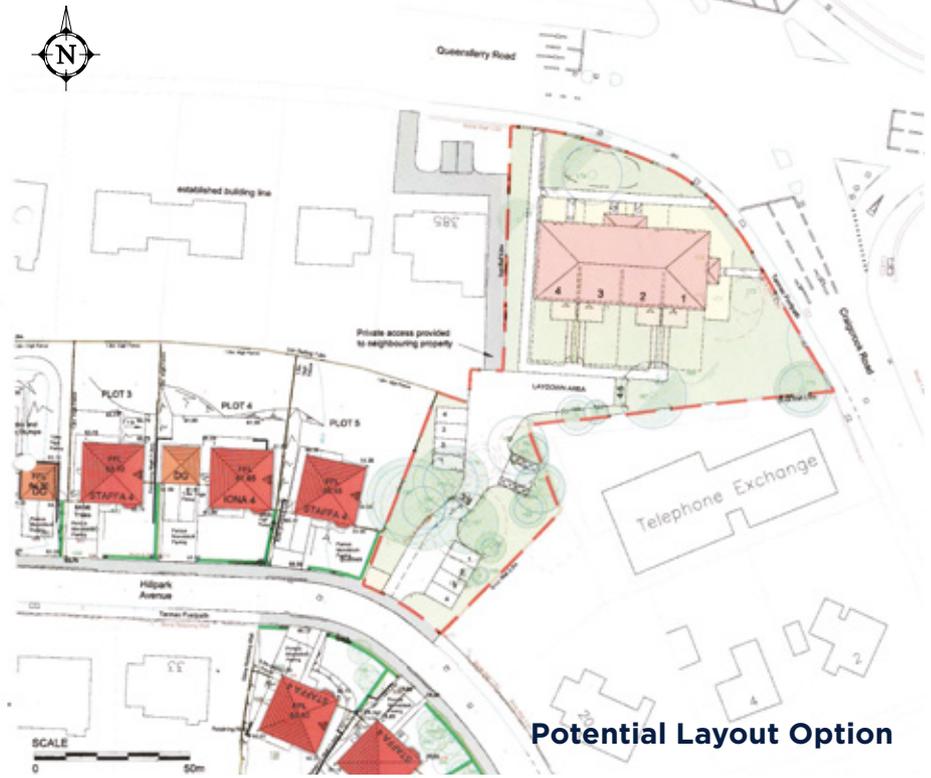
## Description

The subject site is located in Blackhall and extends to approximately 0.62 acres (0.25 ha). It is currently vacant scrub land that is irregular in shape.

The site is accessed from Hillpark Avenue, with the northern elevation bounding the Quality Street Junction where Queensferry Road and Craigcrook Road meet. To the south of the site is a telephone exchange and residential properties beyond. To the west are residential properties. To the east lies Craigcrook Road and residential properties beyond.

## Planning

The site is identified within the Edinburgh Local Development Plan (adopted November 2016) as Open



Space with policy ENV 6 Open Space Protection being applicable. The site does not contain any listed buildings and is not within a conservation area.

Whilst the site does not benefit from planning permission, Fouin + Bell Architects have suggested some site layouts for various potential residential developments, one of which is shown in this brochure. These have not been shared with City of Edinburgh Council for feedback. For detail on all options, please contact Savills.

For further information on planning City of Edinburgh Council can be contacted on: [Planning@edinburgh.gov.uk](mailto:Planning@edinburgh.gov.uk)

## Method of Sale

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole. Unconditional offers are sought.

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

Strict timetables regarding agreed dates of entry will be required. The owner reserves the right to sell the property without reference to any other party.

## Further Information

Further information is available on request from Savills.

## Contact

**Danielle Corker**  
+44 (0) 131 247 3825  
[dcorker@savills.com](mailto:dcorker@savills.com)

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