

Finance and Resources Committee

10.00am, Tuesday, 30 April 2024

Land at 18 Thornybauk, Tollcross, Edinburgh – Proposed Disposal

Executive/routine
Wards

Routine
11 – City Centre

1. Recommendations

- 1.1 That Finance and Resources Committee approve the disposal of 131.06 sq m of land at 18 Thornybauk, Tollcross, Edinburgh to Silvermills Estates and Land Limited on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Place.

Paul Lawrence

Executive Director of Place

Contact: Craig Dalgliesh, Development and Disposals Manager

E-mail: craig.dalgliesh@edinburgh.gov.uk | Tel: 07725 648157

Report

Land at 18 Thornybauk, Tollcross, Edinburgh – Proposed Disposal

2. Executive Summary

- 2.1 This report seeks approval to dispose of land at 18 Thornybauk, Tollcross, Edinburgh to Silvermills Estates and Land Limited on the terms and conditions outlined in the report.

3. Background

- 3.1 The Council owns a small triangular piece of land shown outlined red on the attached plan at Thornybauk, Tollcross, which extends to approximately 131.06 sq m.
- 3.2 Silvermills Estates and Land Limited, the owners of the adjacent nightclub building submitted a planning application for a mixed development of student accommodation, commercial space with improved public realm that encompasses the objectives of West Tollcross development brief (zone 2) ([23/04950/FUL](#)). The application was approved on 20 March 2024.
- 3.3 Silvermills Estates is seeking to acquire the Council owned area of land to improve the layout and design of their scheme. The area was part of a former tenement, has no operational use and is often the subject of anti-social behaviour.

4. Main report

- 4.1 The following terms have been provisionally agreed for the disposal of the land:
- 4.1.1 Subjects: 131.06 sq m at 18 Thornybauk, Tollcross, Edinburgh;
 - 4.1.2 Purchaser: Silvermills Estates and Land Limited;
 - 4.1.3 Price: £90,000;
 - 4.1.4 Conditions: subject to site survey and satisfactory title;

4.1.5 Overage: payable to the council should any revised planning permission exceed a density rate in the contract;

4.1.6 Costs: Purchaser responsible for the Council's reasonable incurred costs and corporate property fee.

4.2 The Council instructed an independent valuation of the site from one of the framework valuers. The agreed price is based on this valuation.

5. Next Steps

5.1 Following approval of the terms by the Finance and Resources Committee, solicitors will be instructed to conclude the legal documentation.

6. Financial impact

6.1 A capital receipt of £90,000 will be received. The receipt will be received in financial year 2024/25 and credited to the General Account.

7. Equality and Poverty Impact

7.1 There is no direct impact arising from this report, on equality, human rights (including children's rights) or socio-economic disadvantage.

8. Climate and Nature Emergency Implications

8.1 The impact on sustainability has been considered. There is no negative impact on the environment as the result of the proposed sale.

9. Risk, policy, compliance, governance and community impact

9.1 Ward members have been aware of the recommendations of this report.

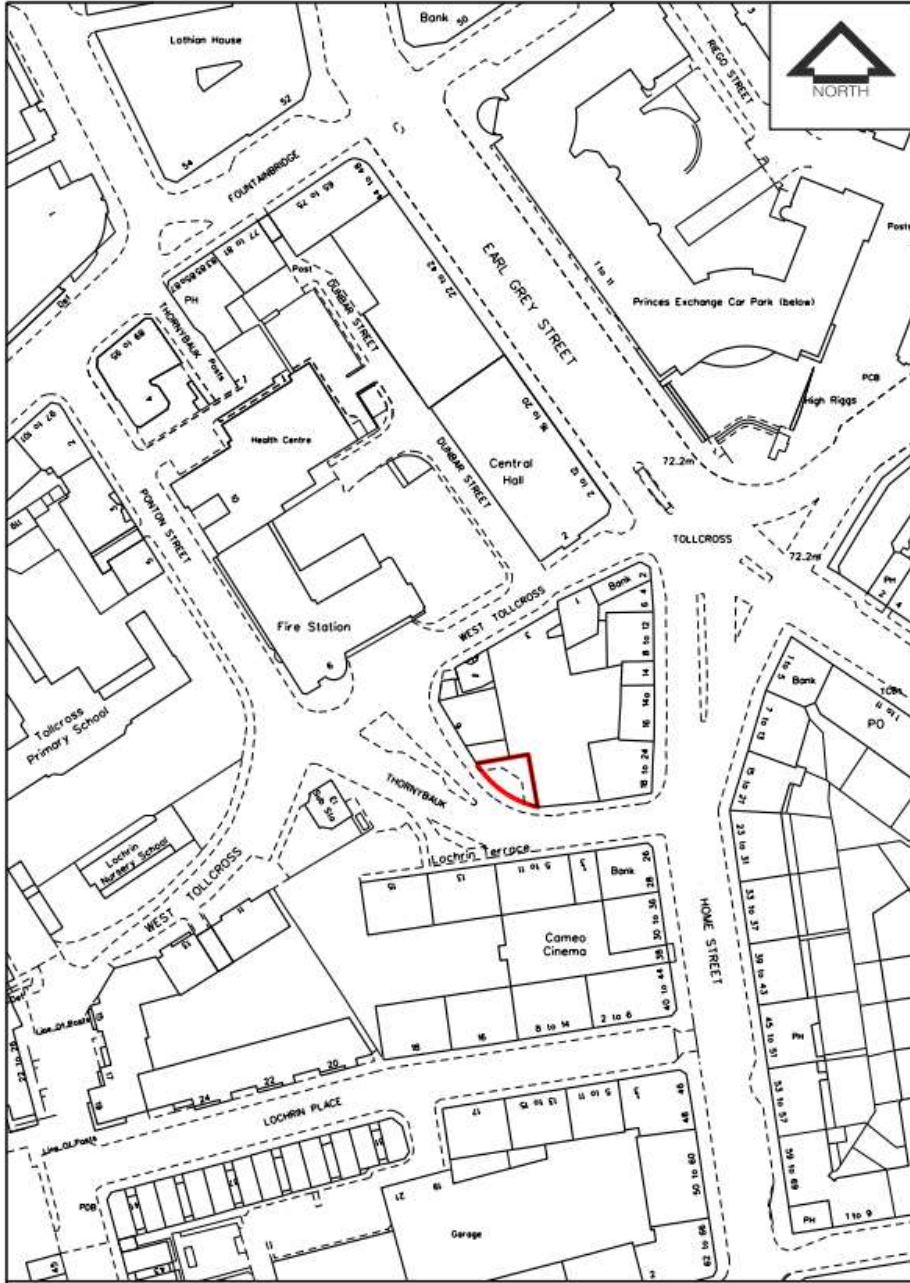
9.2 Approval for the sale of the land is being sought after the planning process has been completed. This is to mitigate against any perception of a conflict of the interest between Committee's decision-making process and the acting as statutory planning authority.

10. Background reading/external references

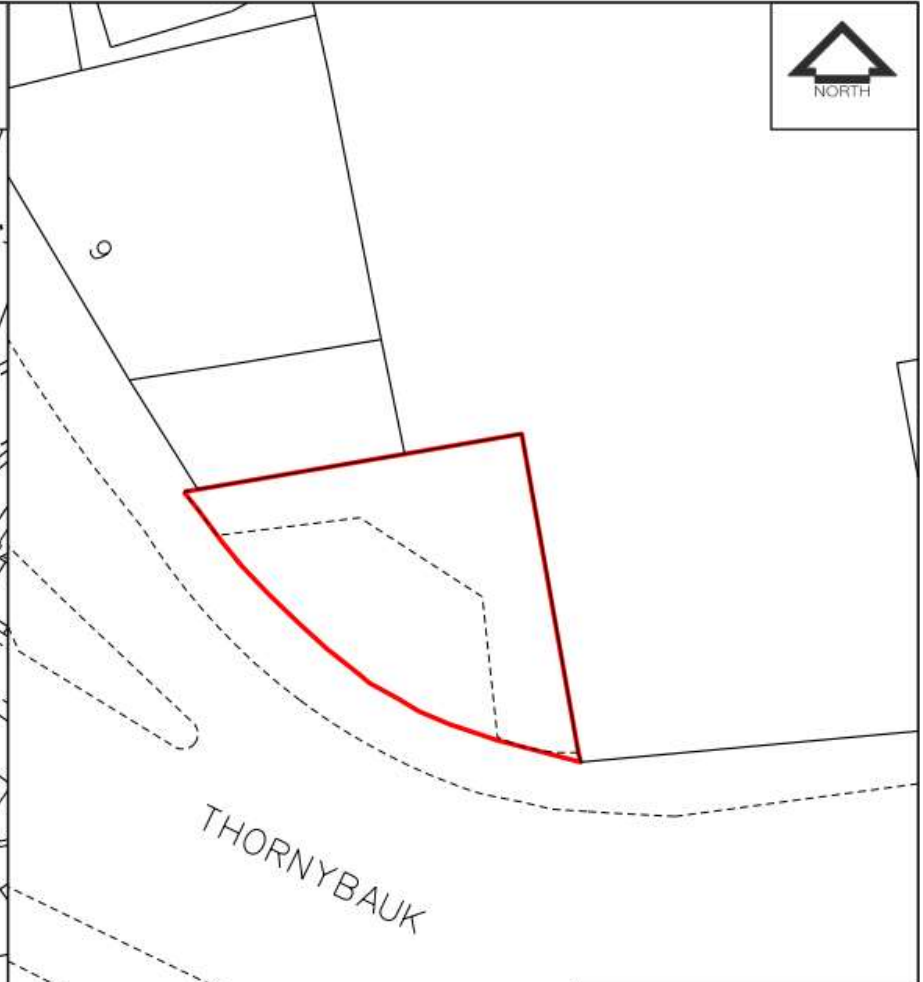
10.1 None.

11. Appendices

11.1 Appendix 1 – Location plan.



LOCATION PLAN SCALE 1:1250



AREA SHOWN DELINEATED RED - 131.06 sq.m.

SITE PLAN SCALE 1:200

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL SUSTAINABLE DEVELOPMENT PLACE DIRECTORATE	
LAND AT 18 THORNYBAUK EDINBURGH	
DATE	9/10/23
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/2615

THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT LICENCE NUMBER 100023420. CITY OF EDINBURGH 2018 AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS.