

# Finance and Resources Committee

10.00am, Thursday, 26 January 2023

## Land at 83 Craighall Road, Edinburgh - Proposed Disposal

Executive/routine Wards Council Commitments	Routine 4 - Forth
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### 1. Recommendations

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- 1.1 It is recommended that Finance and Resources Committee approves the disposal of 0.11 hectares (0.27 acres) of land at 83 Craighall Road, Edinburgh to Mindhack Limited on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

Contact: Craig Dalgliesh, Development & Disposals Manager

E-mail: [craig.dalgliesh@edinburgh.gov.uk](mailto:craig.dalgliesh@edinburgh.gov.uk) | Tel: 07725 648157

# Report

## Land at 83 Craighall Road, Edinburgh - Proposed Disposal

### 2. Executive Summary

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- 2.1 The Council owns 0.11 hectares (0.27 acres) of land at 83 Craighall Road. An approach was made, from the owner of an adjoining site, to purchase the Council's land to facilitate a larger development. This report seeks approval to sell the land on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 The subjects extends to 0.11 hectares (0.27 acres) of land at 83 Craighall Road, as shown outlined in red on the attached plan. It comprises a section of former railway embankment at Newhaven Station. The area has been unused for several years.
- 3.2 The building to the north adjoining the subjects is owned by Mindhack Limited and leased to Sainsburys. There is a storage building to the rear of the retail unit that is underutilised by the owner. The intention is to convert this building, in conjunction with the council site, to develop 14 apartments.
- 3.3 Subsequently, due to their adjacent owner status, Mindhack Ltd has approached the Council with an offer to purchase the subject site for the purposes of land assembly. This will permit the larger site to be developed in a single project thereby delivering a more coherent residential scheme.

### 4. Main report

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- 4.1 The subjects are located at the bottom of a steep embankment with limited access and therefore would be difficult to develop in isolation. Combining both sites provide a viable small-scale development which will deliver 14 apartments.
- 4.2 The following terms have been provisionally agreed for the disposal:
- 4.2.1 Site: 0.11 hectares as shown outlined in red on the attached indicative plan at 83 Craighall Road, Edinburgh;
- 4.2.2 Purchaser: Mindhack Limited;

4.2.3 Purchase Price: £115,000;

4.2.3 Costs: Purchaser will reimburse our reasonable legal fees and will pay 2% corporate property fee; and

4.2.5 Conditions: the disposal is conditional on necessary statutory consents including Full Planning Permission

4.3 The Council instructed the District Value to undertake an independent valuation of the area of land based on the proposed development. The agreed purchase price is based on that valuation.

## **5. Next Steps**

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5.1 Following approval of the terms by Committee, Legal Services will be instructed to progress with the documentation for the disposal.

## **6. Financial impact**

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6.1 The capital receipt of £115,000 will be credited to the General Fund once the suspensive conditions have been purified. It is estimated that the transaction will complete in 2023.

## **7. Stakeholder/Community Impact**

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7.1 Ward members have been made aware of the recommendations of the report.

## **8. Background reading/external references**

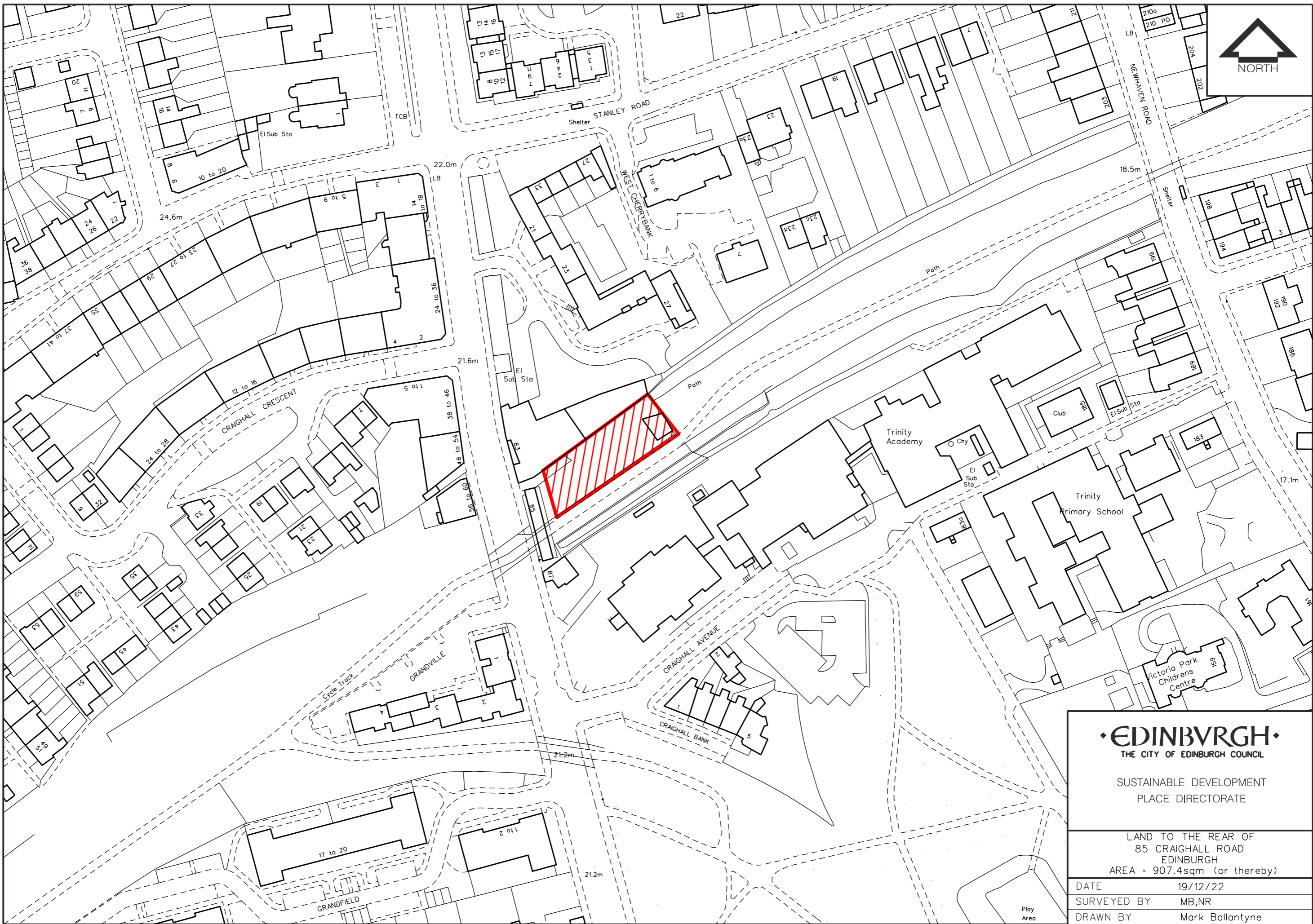
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8.1 None.

## **9. Appendices**

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9.1 Appendix 1 – Location Plan.



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THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

LAND TO THE REAR OF  
85 CRAIGHALL ROAD  
EDINBURGH  
AREA = 907.4sqm (or thereby)

DATE	19/12/22
SURVEYED BY	MB,NR
DRAWN BY	Mark Ballantyne
SCALE	1:200 @ A3 SIZE
NEG. NO.	A3/2487

LOCATION PLAN

SCALE 1:1250