

# Finance and Resources Committee

10.00am, Tuesday, 25 April 2023

## Land at Port Edgar, South Queensferry – Proposed Disposal

|                                                   |                       |
|---------------------------------------------------|-----------------------|
| Executive/routine<br>Wards<br>Council Commitments | Routine<br>1 - Almond |
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### 1. Recommendations

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- 1.1 That Finance and Resources Committee approve the disposal of 1,050 sq m of land and the grant of servitude rights at Port Edgar to LAR Housing Trust, on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

Contact: Craig Dalgliesh, Development and Disposals Manager

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## Land at Port Edgar, South Queensferry – Proposed Disposal

### 2. Executive Summary

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- 2.1 In 2021, LAR Housing Trust (LAR) purchased the former Port Edgar Navel Barracks from the Scottish Government for the development of predominantly affordable mid-market rent housing. LAR has approached the Council to acquire an area of adjoining land, to provide improved access to the development, and servitude rights to connect to a main sewer. This report seeks approval to dispose of the land and grant servitude rights on terms and conditions outlined in the report.

### 3. Background

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- 3.1 In 2021, LAR Housing Trust (LAR) purchased the former Port Edgar Navel Barracks site with the intention to restore existing listed buildings and redevelop the site with a mix of housing tenures, predominantly affordable mid-market rent, together with community facilities.
- 3.2 During the public consultation exercise, there was a desire from the local community to reopen the former access road to cyclists and pedestrians thereby creating an active travel route. To enable the development to accommodate these elements, and to improve the site layout, LAR approached the Council to acquire an area of adjoining land.
- 3.3 The land, which is irregular in shape and backfilled with building materials, extends to approximately 1,050 sq m as shown outlined in red on the plan at Appendix 1.
- 3.4 The land is currently not used for any purpose and is fenced off from the general public. It has no alternative market value.
- 3.5 LAR are also seeking servitude rights over the area shaded green on the plan for the purposes of connecting into a main sewer. The area over which the servitude right is required remains within Council ownership and forms part of the lease to the operators of Port Edgar Marina.

## **4. Main report**

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- 4.1 The following terms have been provisionally agreed:
  - 4.1.1 Subjects: sale of 1,050 sqm and granting of servitude rights at Port Edgar, South Queensferry;
  - 4.1.2 Purchaser: LAR Housing Trust;
  - 4.1.3 Purchase Price: £20,000;
  - 4.1.4 Condition of sale: planning permission being obtained by the purchaser for the proposed residential development;
  - 4.1.5 Costs: the purchaser is to meet the Council's reasonable legal fees and Property Costs of 2% of the purchase price;
- 4.2 The purchase price reflects the amenity nature of the land.

## **5. Next Steps**

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- 5.1 Following Committee approval, Legal Services will be instructed to progress with drafting the essential documentation for the conditional disposal.

## **6. Financial impact**

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- 6.1 A capital receipt of £20,000 will be achieved in financial year 2023/2024, assuming planning permission for the proposed development is achieved.

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

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

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

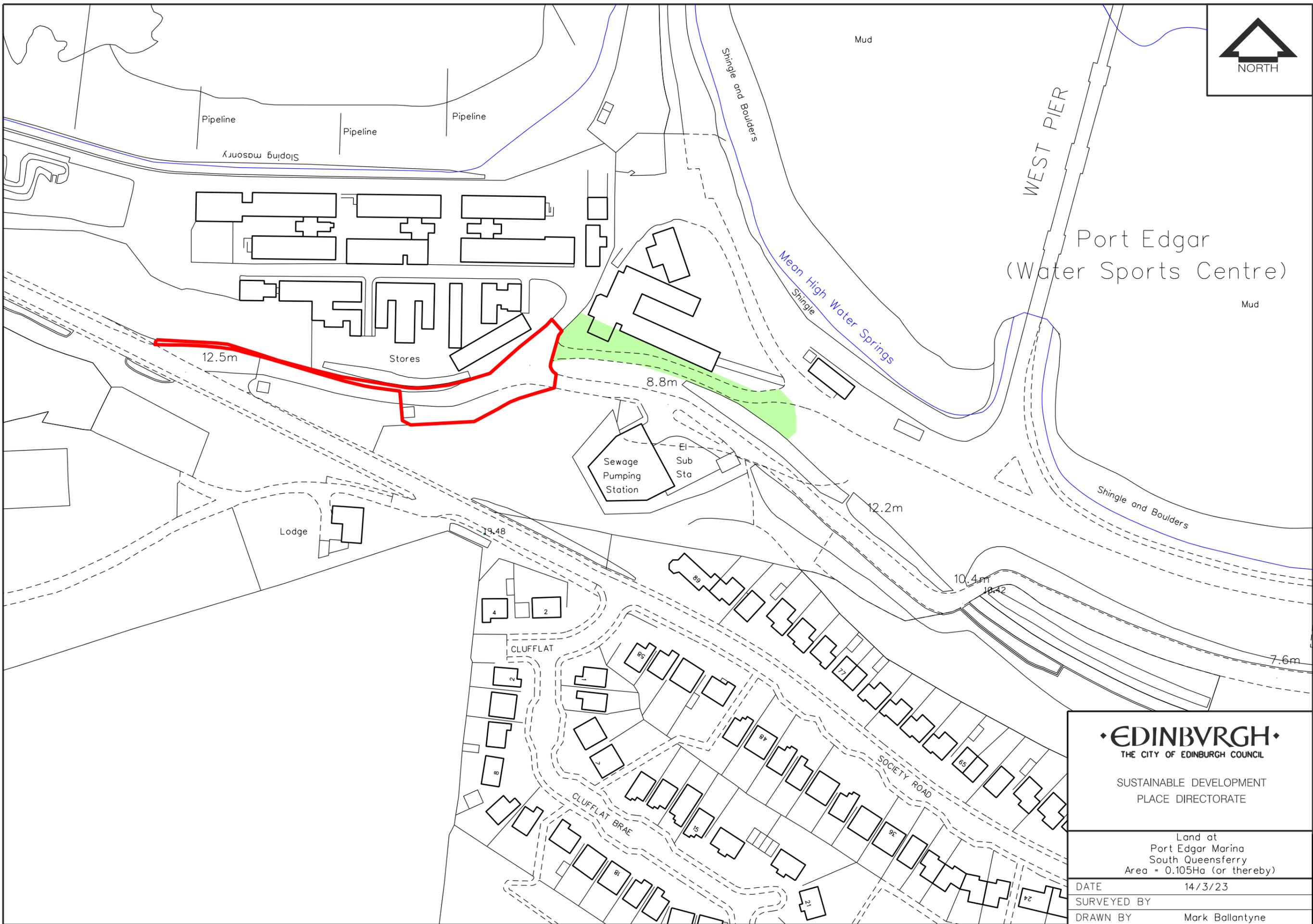
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- 8.1 None.

## **9. Appendices**

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- 9.1 Appendix 1 – Location plan.



SITE PLAN

SCALE 1:1250

**• EDINBURGH •**  
THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

Land at  
Port Edgar Marina  
South Queensferry  
Area = 0.105Ha (or thereby)

|             |                  |
|-------------|------------------|
| DATE        | 14/3/23          |
| SURVEYED BY |                  |
| DRAWN BY    | Mark Ballantyne  |
| SCALE       | 1:1250 @ A3 SIZE |
| NEG. NO.    | NT1177/A2/87 A   |

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