

# Finance and Resources Committee

10.00am, Tuesday, 20 June 2023

## Land at Groathill Road North, Edinburgh – Proposed Disposal

Executive/routine Wards Council Commitments	Routine 5 – Inverleith
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### 1. Recommendations

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- 1.1 That the Finance and Resources Committee approves the disposal of 1,060 sq m of land at Drylaw House, Groathill Road North, to Castle Properties Ltd on the terms and conditions outlined in this report.

**Paul Lawrence**

Executive Director of Place

Contact: Craig Dalgliesh, Development and Disposals Manager

E-mail: [craig.dalgliesh@edinburgh.gov.uk](mailto:craig.dalgliesh@edinburgh.gov.uk) | Tel: 0131 529 3173

# Report

## Land at Groathill Road North, Edinburgh – Proposed Disposal

### 2. Executive Summary

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- 2.1 The Council has received a request from the owner of Drylaw House, Groathill Road North to purchase land, extending to approximately 1,060 sq m. This report seeks approval to progress the disposal on the terms and conditions outlined in the report.

### 3. Background

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- 3.1 Drylaw House is a Grade A Georgian mansion dating back to 1718. The current owner successfully restored the building and offers it for corporate functions or exclusive use events.
- 3.2 The council owns a triangular section of the original house grounds shown outlined red on the attached plan. The area is within the grounds of the house, has no operational use to the Council and is not accessible to the public.
- 3.3 The owner has requested to purchase the area of land to rectify their title.

### 4. Main report

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- 4.1 The following terms have been provisionally agreed:
- 4.1.1 Subjects: 1,060 sq m or thereby at Drylaw House, Groathill Road North;
  - 4.1.2 Purchaser: Castle Properties Ltd;
  - 4.1.3 Price: £42,400;
  - 4.1.4 Conditions of purchase: the land to be used for garden ground only and for no other purpose; and
  - 4.1.5 Costs: purchaser responsible for Council's reasonably incurred costs.
- 4.2 The purchase price is based on land sales, for use as garden ground, in the immediate area.

## **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 proposed conditional disposal.

## **6. Financial impact**

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- 6.1 A capital receipt of £42,400 will be received in financial year 2023/24, credited to the General Fund.

## **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**

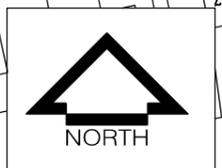
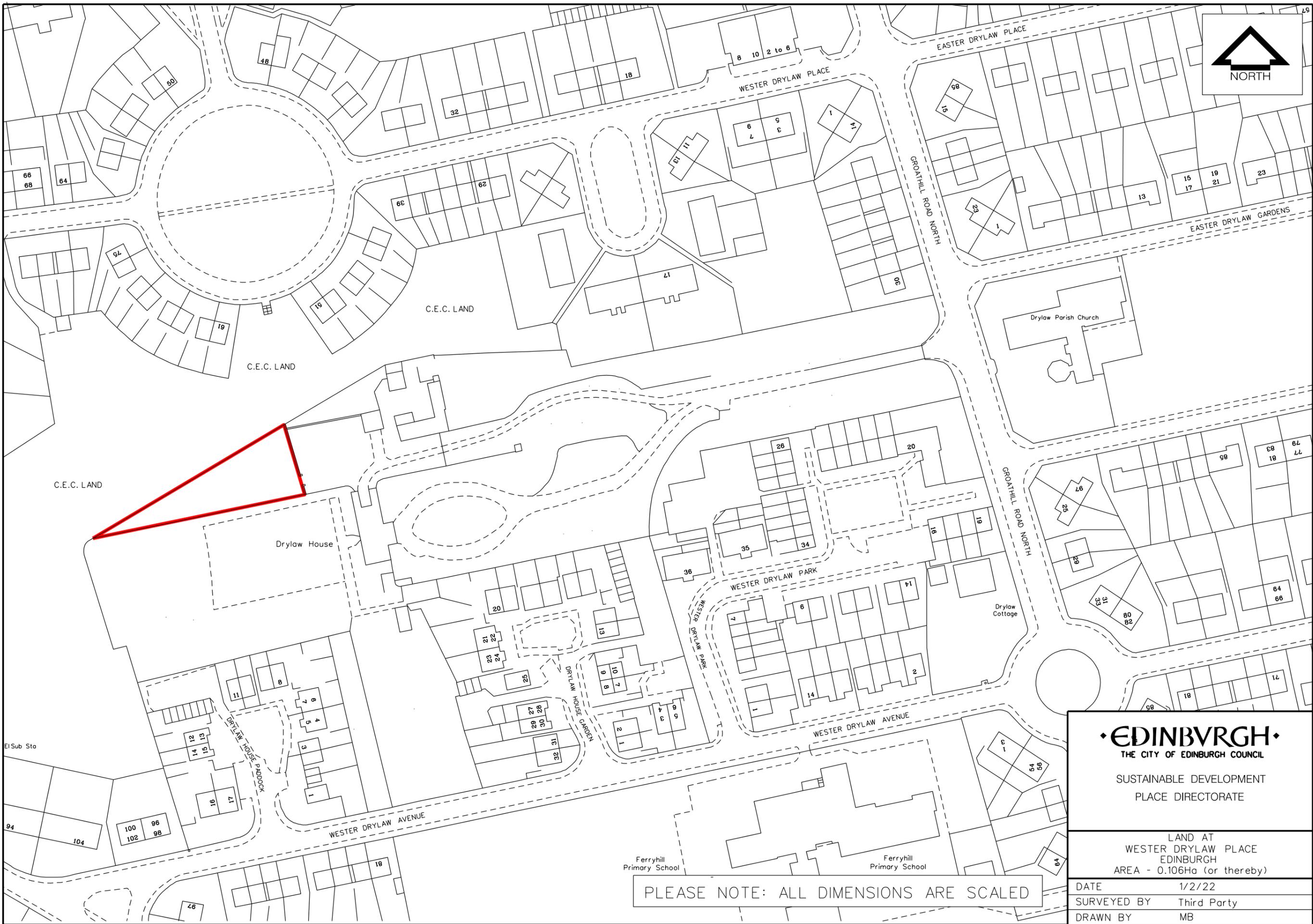
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- 8.1 None.

## **9. Appendices**

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- 9.1 Appendix 1 – Location plan.



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THE CITY OF EDINBURGH COUNCIL

SUSTAINABLE DEVELOPMENT  
PLACE DIRECTORATE

LAND AT  
WESTER DRYLAW PLACE  
EDINBURGH  
AREA - 0.106Ha (or thereby)

DATE	1/2/22
SURVEYED BY	Third Party
DRAWN BY	MB
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/683a

PLEASE NOTE: ALL DIMENSIONS ARE SCALED

SCALE 1:1250

LOCATION PLAN

BASED UPON THE ORDNANCE SURVEY MAPPING WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. CITY OF EDINBURGH COUNCIL LA 09027L 2003 (PARA 2.12.3)