

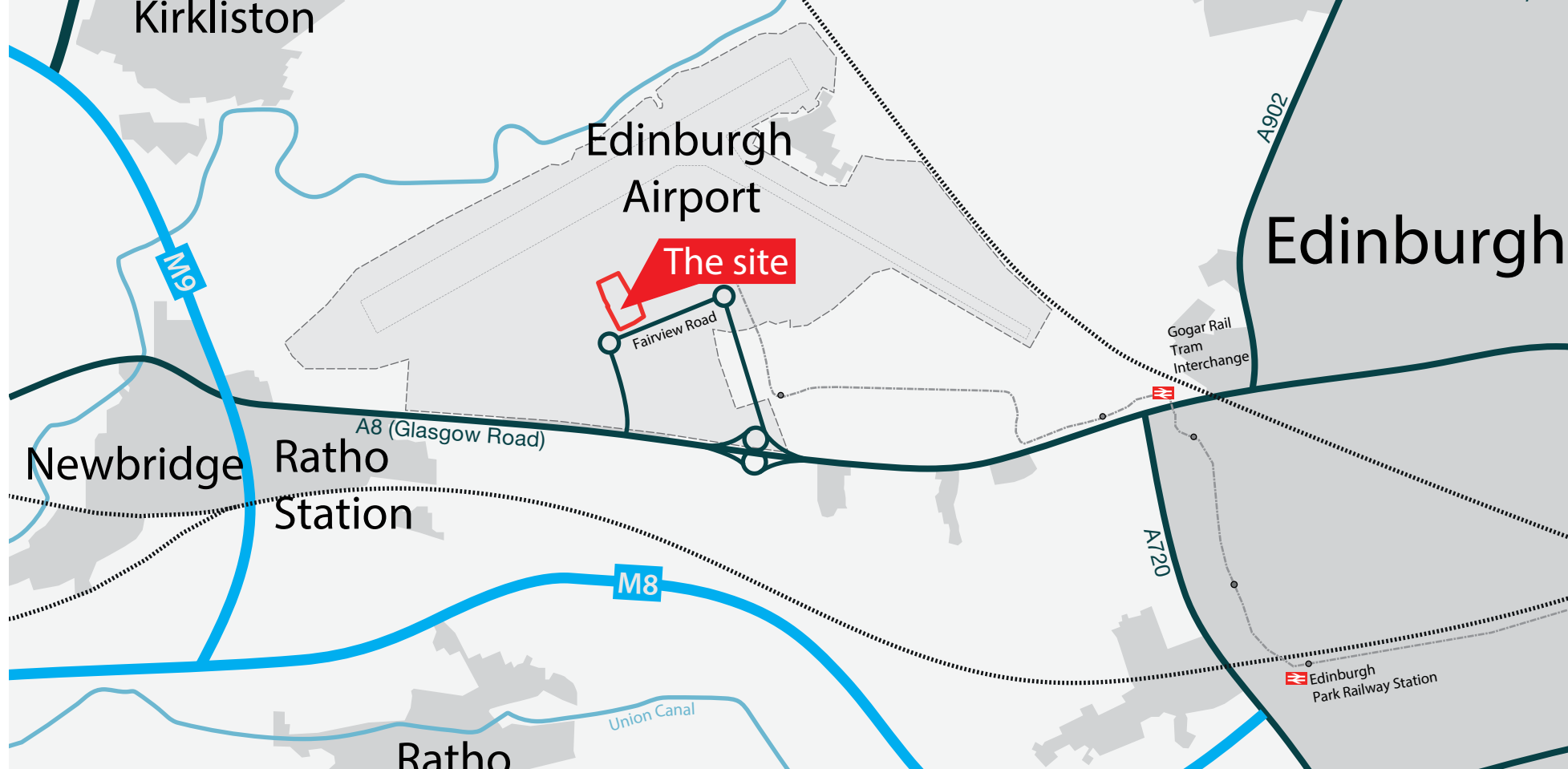
FOR SALE / MAY LET

DEVELOPMENT OPPORTUNITY – HOTEL / LEISURE USE



FAIRVIEW MILL | FAIRVIEW ROAD | INGLISTON | EDINBURGH | EH28 8NB

- Within 10 Minutes' Walk Of Edinburgh Airport
- Close To All Transport Hubs – Bus, Train & Tram
- Direct Access To Scotland's Main Motorway Network
- Proposed 250 Bed Hotel
- Proposed leisure Unit
Extending To c. 5,000 sq ft
- Available From Q3 2019



EDINBURGH

Edinburgh is a major tourist destination and benefits from over 4 million annual visitors, injecting over £1.32 billion in to the local economy.

Edinburgh benefits from a large and highly skilled workforce, with a total of four universities and an enviable reputation as both a financial and cultural centre. It has consistently been ranked as one of the best places to live in Europe and has been voted the UK's Favourite city for 12 consecutive years in the Guardian Observer Travel Awards.

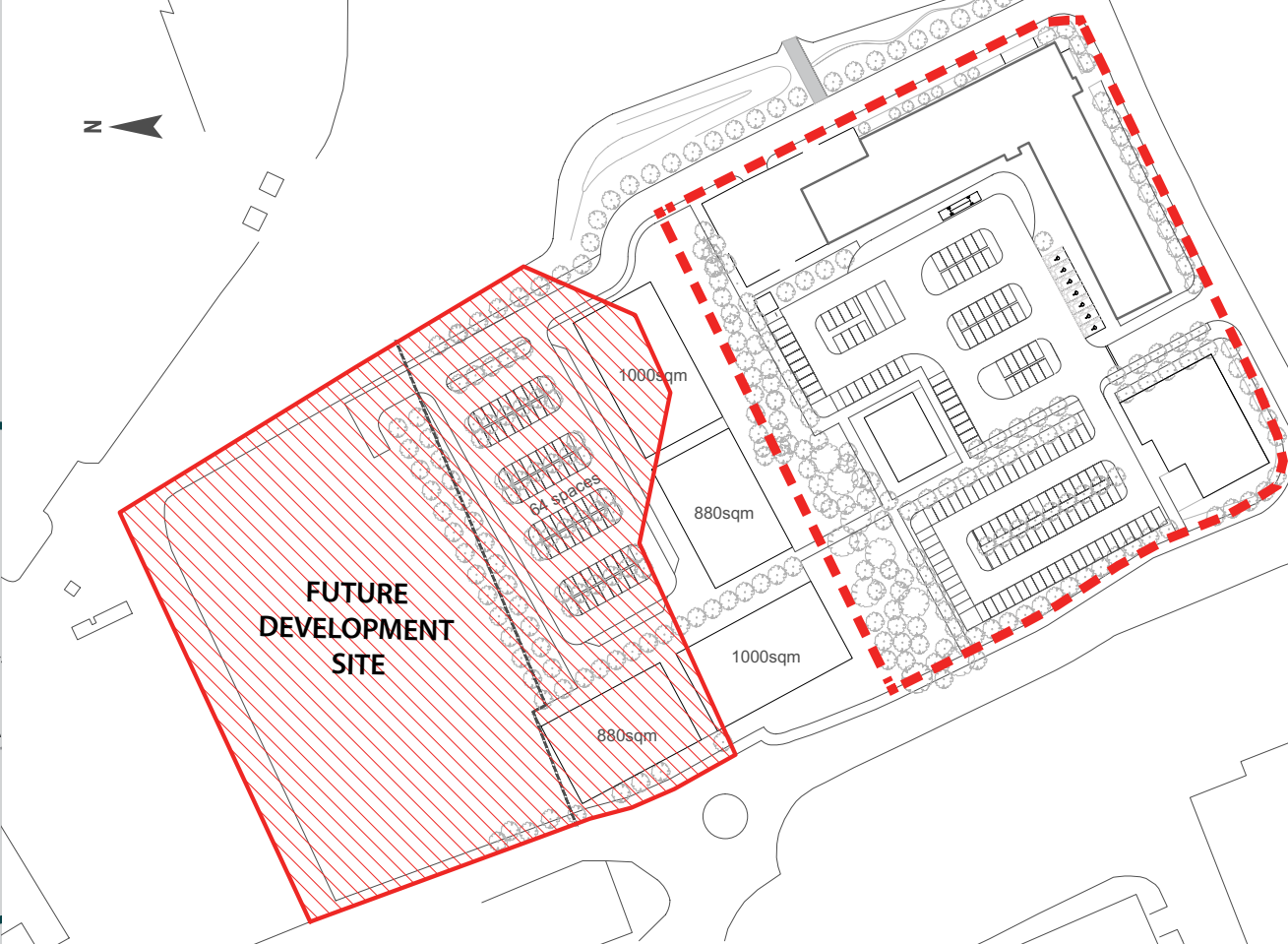
The city houses the headquarters of more FTSE 100 companies than any other city in the UK outside of London and is also home to the world's largest annual arts festival.

Its worldwide standing has been further boosted by the formation of the Scottish Parliament, cementing its position as a true capital city. This pleasant working environment, together with the highly qualified workforce and cosmopolitan lifestyle, makes Edinburgh an attractive place to live.

EDINBURGH AIRPORT

Edinburgh Airport is Scotland's largest and the fifth largest in the UK by passenger movements with over 40 carriers serving in excess of 100 world wide destinations.

Edinburgh Airport has begun a five year £150 million investment programme with a new landside terminal extension, security hall, improved check in, immigration facilities and departure lounge.



LOCATION

The subjects are located in West Edinburgh and is accessed off the A8 Glasgow Road, via either Eastfield Road or Ingliston Road.

The site is situated on the north side of Fairview Mill, immediately between Ingliston Showground and Edinburgh International Airport, which are five minutes and ten minutes' walk away respectively.

DESCRIPTION

The site extends to c. 5 acres and is currently used as a grain mill. The mill will be relocating at the end of 2017 and it is envisaged that following a period

of demolition and site clearance works, the site will be available for development from Q3 2019.

Our client has prepared an indicative master plan of the subjects as per the plan opposite.

Interested parties should note that the indicative master plan can be altered to suit an occupier's specific requirements – please contact the sole disposal agents for further information.

PLANNING

Planning Permission in Principle (PPP) has been applied for and the status of the application is 'Awaiting Assessment'. PPP is expected by end 2017.

Further information is available to view on the City of Edinburgh Council planning portal - click on www.edinburgh.gov.uk/planning, entering reference number: 16/02706/ppp.

ACCOMMODATION

The site has been master planned to provide the following:

- 250 bed hotel
- 5,000 sq ft leisure unit
- Dedicated on site car parking

An occupier(s) will be able to alter the design to suit specific operational requirements, to include increasing room numbers, site layout, etc.

TERMS

The client will consider selling the site either in whole or part as well as leasing the leisure and hotel opportunities to an occupier(s).

Further information with regard to quoting terms is available on request from the sole disposal agents.

VAT

The subjects are elected for VAT, which will be chargeable on all outgoings at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser/ingoining occupier responsible for LBTT, Registration Due and any VAT thereon.

FURTHER INFORMATION

Further information is available by contacting the sole disposal agents.

**WILDMAN
GLOBAL**
PROPERTY CONSULTANTS

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