

 PLAY VIDEO



CRAIGIEHALL

BARRACKS

EDINBURGH || EH30 9TN

DEFENCE
INFRASTRUCTURE
ORGANISATION
ARE PLEASED
TO BRING TO
THE MARKET
THE FORMER
ARMY HQ IN
SCOTLAND,
LOCATED ON
THE NORTH-
WEST FRINGE
OF EDINBURGH.

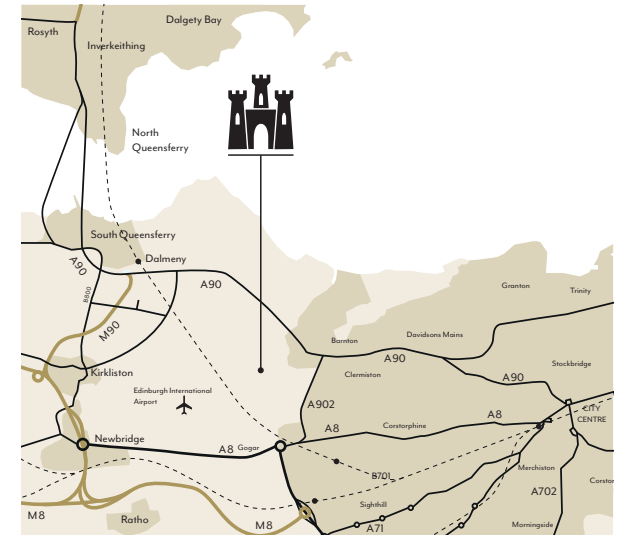
- Brownfield site within the Green Belt
- Highly attractive setting
- Includes 78 existing houses extending to circa 99,200 sq ft in total
- Gross site area approximately 96 acres
- Rare opportunity to create a unique and exclusive development



LOCATION

The site occupies a semi-rural location on the north-west fringe of Edinburgh. The Cammo and Crammond suburbs of the City lie in close proximity and Edinburgh Airport lies about one mile to the south-west. The River Almond skirts the west and south sides of the site. The A90 dual carriageway lies about ½ mile to the east and Burnshot Road lies to the north of the property, linking the A90 to Kirkliston to the west.

The immediately surrounding land is primarily in agricultural use. Other uses nearby include Royal Burgess, Bruntsfield Links and Turnhouse golf courses. The Firth of Forth lies a short distance to the north, the settlements of Dalmeny and South Queensferry lie to the north-west. The Queensferry Crossing, Forth Road and Rail Bridges run from South Queensferry (to Fife). The M90 'spur' links the A90 and M9, which in turn connects to the M8 Edinburgh to Glasgow motorway. Dalmeny has a train station with a journey time of 15-20 minutes to Edinburgh.



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**FORMER
ARMY HQ IN
SCOTLAND**
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THE SITE

The property comprises Craigiehall Barracks which was the former Army HQ in Scotland, but has now been vacated and is surplus to requirements. The total site area is approximately 38.67 hectares (95.55 acres). The topography generally slopes down gently from north to south towards the River Almond.

There are two principal access points from Burnshot Road to the north, which are connected via an internal roadway (Hillside Road). The west-most entry/exit forms the principal access point for the Craigiehall site, with a tree lined roadway running southwards to the main section of the site.

There is a secondary access from the east which connects to the northbound lanes of the A90. This serves the original drive for the main house (Craigiehall House) and some of the existing houses (see below), runs east to west and is lined with mature trees.

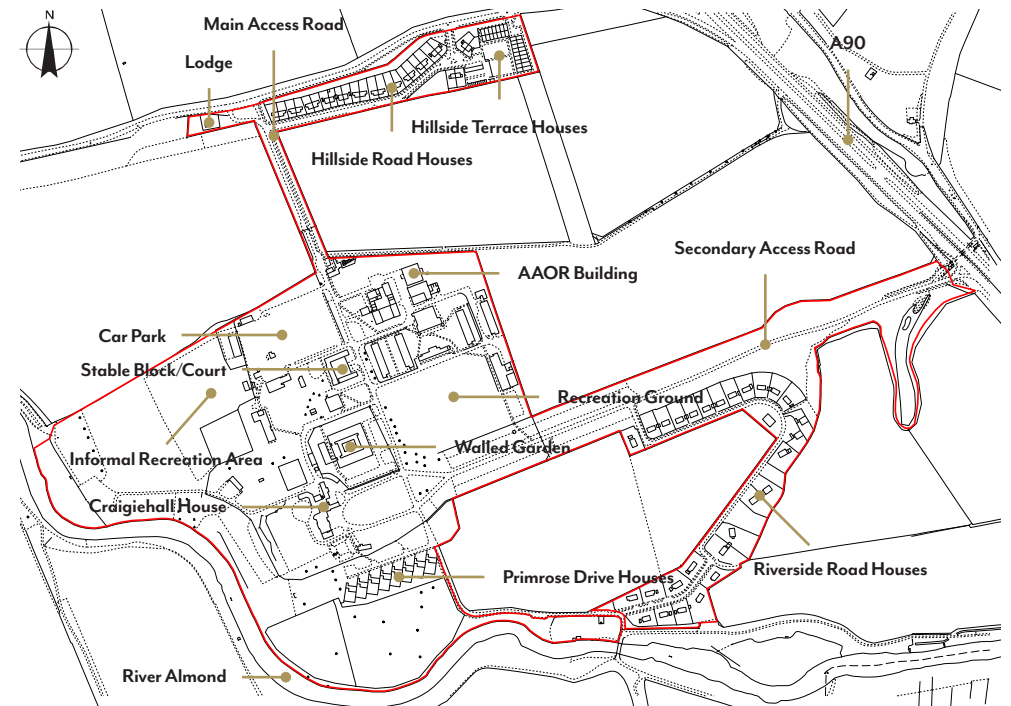
There are three listed buildings on the site – the Category A listed Craigiehall House, the Category B listed Stable Block/Court and the Category B listed former Anti-Aircraft Operations Room (AAOR) building/training centre. The listing does not apply to most of the Craigiehall House northern extensions. There is also a Category A listed Walled Garden (that previously accommodated a 4-storey 1960s office building, now demolished) and various other smaller listed features.

The northern part of the main section of the site is developed with numerous existing buildings (including former accommodation blocks) together with the main car park. The site also includes the main recreation ground to the east and an informal recreation area to the north-west.



The listed buildings provide the following approximate Gross Internal Areas:

Building	Floor	GIA Sq M	GIA Sq Ft
Craigiehall House	Lower Ground	383.40	4,127
	Ground	405.19	4,361
	First	401.55	4,322
	Second	192.17	2,069
	Sub-total		1,382.31
Stable Block/Court	Ground	523.98	5,640
	First	174.80	1,882
	Second	128.40	1,382
	Sub-total		827.18
Anti-Aircraft Operations Room	Ground	566.52	6,098
	First	564.20	6,073
	Sub-total		1,130.72
Total		3,340.21	35,954



EXISTING HOUSING

The property includes 77 existing houses (former service family accommodation) with established Class 9 (Houses) use, understood to date from the 1960s, together with a lodge house, all of which require upgrading. Pre-sale valuation advice over the houses prepared by J&E Shepherd is available to download via the website.

- **Hillside Road:**
26 x semi-detached houses to the north of the site adjacent to Burnshot Road.
- **Hillside Terrace:**
16 x terraced houses to the east of the Hillside Road dwellings.
- **Burnshot Road:**
1 x detached bungalow (Lodge) located to the west of the main entrance point.
- **Riverside Road:**
27 x detached houses to the south-east in a crescent-shaped formation.
- **Primrose Drive:**
8 x detached houses at Primrose Drive to the south.

The existing houses lie outside of the fence boundary of the former barracks. The Hillside Road/Terrace properties and the Lodge are accessed via Burnshot Road to the north and the Riverside Road and Primrose Drive units are accessed from the M90 to the east via the original driveway to Craigiehall House.

The existing dwellings provide 10 different house types together with the Lodge:

Type	Location	Description	NSA Sq M	NSA Sq Ft	No. Units	Total NSA Sq Ft
Lodge	Burnshot Road	2-bed detached bungalow	69.00	743	1	743
1	Hillside Road	2-bed semi-detached	91.12	981	18	17,658
2	Hillside Road	3-bed semi-detached	101.78	1,096	8	8,768
3	Hillside Terrace	3-bed terraced	85.00	915	16	14,640
4	Riverside Road	3-bed detached + garage	141.67	1,525	7	10,675
5	Riverside Road	3-bed detached + garage	140.53	1,513	5	7,565
6	Riverside Road	4-bed detached + garage	162.59	1,750	2	3,500
7	Riverside Road	4-bed detached + garage	164.89	1,775	4	7,100
8	Riverside Road	4-bed detached + garage	156.96	1,690	5	8,450
9	Riverside Road	4-bed detached + garage	158.22	1,703	4	6,812
10	Primrose Drive	4-bed detached + garage	154.76	1,666	8	13,328
Total					78	99,239

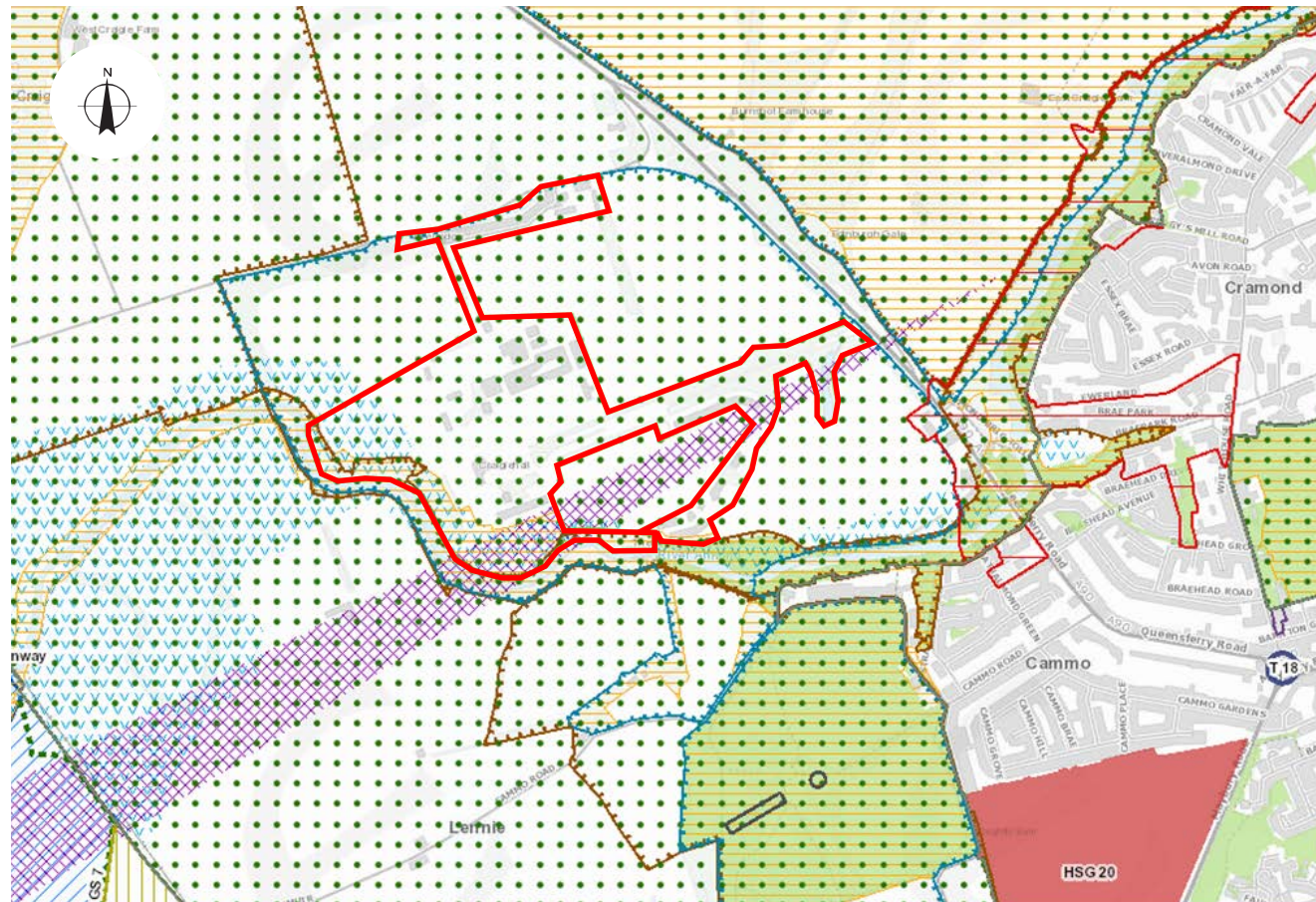
Note: NSA = net sales area (excludes garages)



PLANNING

The site is the subject of a number of planning policy designations. The entire site is currently located within the Green Belt in the adopted Edinburgh Local Development Plan (LDP) dating from November 2016, although much of the site is effectively 'brownfield' (i.e. currently developed). The entire site also forms part of a Historic Garden Designated Landscape – Inventory Site: Craighiehall. The area around the River Almond to the west and south is also designated as a Special Landscape Area: Lower Almond and a Local Nature Conservation Site.

A larger area including land to the east and north of the river forms part of an Area of Importance for Flood Management (also identified as being at high/medium risk of river flooding on SEPA's Flood Map). A strip of ground (narrowing to the east) forms part of the Airport Public Safety Zone – this lies south of Craighiehall House, immediately south of the Primrose Road houses and includes a small part of the Riverside Road housing.



-  Historic Garden / Designed Landscape - Inventory Site
-  Green Belt
-  Special Landscape Area
-  Airport Public Safety Zone
-  Local Nature Conservation Site
-  Local Nature Reserve
-  Area of Importance for Flood Management

Extract from LDP Key

The adopted LDP is in the process of being replaced. The new draft City Plan 2030 (i.e. Proposed Plan) was published in November 2021 and is currently the subject of an Examination by Scottish Ministers. Representations in support of the development of the site have been made in relation to Craighiehall Barracks and can be made available on request.

As outlined above, there are three main listed buildings together with the listed walled garden. There are also various other listed structures including the Dovecot (Category B), Grotto and Bath House (Category B) and two Sundials (Category A). The Grotto Bridge (Category B) lies just outside the subjects to the south.

Extract from adopted LDP



TECHNICAL INFORMATION

DIO have carried out extensive work with a team of consultants prior to bringing the site to the market to inform the development of the site. A package of technical information is available to download from the website and includes the following:

- Site Plan and Title Report
- Floor plans and floor areas / measured surveys of the existing houses and listed buildings
- J&E Shepherd pre-sale valuation advice over the existing houses
- Topographical Survey
- Land Quality Assessment
- Transport Statement
- Utilities Assessment
- Potable Water and Wastewater Risk Assessment
- Ecology Assessment
- Arboricultural Overview
- Flood Risk Assessment
- Asbestos Register
- Heritage and Archaeology Assessment
- Unexploded Ordnance Liability Assessment
- Preliminary Geotech Appraisal
- Gas Network Analysis Report

www.craigiehall-barracks.co.uk



DISPOSAL PROCESS

DIO are inviting offers for their heritable ('ownership') interest in the site with vacant possession. Following initial marketing, developer briefing sessions will be offered to parties who register their interest in the Craigiehall Barracks opportunity.

A closing date for offers has been set for **12 Noon Friday 15th December 2023**. Bidding information will be provided in advance to parties who register interest with us.

DIO / MOD are not obliged to accept the highest or any offer.

DIO's preference is to sell the site 'clean' (e.g., not subject to planning permission), although conditional offers may also be considered.

VIEWSINGS

As the site is still subject to security arrangements, viewings should be arranged in advance via Montagu Evans.

C O N T A C T

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C R A I G I E H A L L B A R R A C K S



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