



Newhaven Road, Edinburgh EH6



A unique listed Edinburgh renovation opportunity with detailed planning consent for a 5 bedroom detached house in a highly desirable location

Newhaven Road is a popular, residential address within the sought-after area of Trinity; approximately 30 minutes' walk north of Edinburgh's city centre. The property enjoys easy access to many varied walking and cycling opportunities via the extensive city cycle network and the Water of Leith walkway. An efficient bus service is also close at hand with frequent services around the city. Nearby, Victoria Park offers wonderful open green space, with the Royal Botanic Gardens and Inverleith Park a little further afield.

The bustling and lively area of The Shore is just a short walk away, and has transformed in recent years. It has a fantastic array of independent cafés, bars, delicatessens, cosy pubs and Michelin-starred restaurants, including The Kitchin and Martin Wishart's. The former fishing village of Newhaven is also nearby, offering beautiful, uninterrupted views over the Firth of Forth and award-winning fish restaurants.

There are excellent local shops close at hand, with further shopping opportunities available at the Ocean Terminal Mall and the ASDA superstore. Waitrose can also be found in nearby Comely Bank. Local recreational facilities are within easy access, including David Lloyd Sports & Leisure Club. Popular private and public schooling such as Trinity Primary School, Trinity Academy, The Edinburgh Academy and Fettes College are all within close proximity.





The property

This is a rare opportunity to acquire an existing dwelling in a popular residential location with planning permission and listed building consent for a detached 5 bedroom house. The site, which extends to approximately 0.14 acres, is located with pedestrian and vehicle access off Newhaven Road. The C Listed dwellings existing internal accommodation totals 191.39m² (2,060ft²) and has the benefit of a substantial garden area ready for the buyers own landscaping plans as well as private car parking.

The property's consented plans would offer exceptional accommodation over two floors, surrounded by a sizeable plot with private external areas to the front and rear. With the addition of a double height extension to the rear of the property providing further accommodation on the ground and first floors, the consented internal accommodation will total 275.73m² (2,968ft²).

The consented accommodation consists of:

Ground floor: Vestibule, Hall, Open plan kitchen / dining room, Living room, Sitting room, Boot room, WC, Utility room and a Snug / Home Office

First floor: Principal bedroom with ensuite, a further double bedroom with ensuite, 3 further bedrooms and family bathroom.

Services

Mains water and electricity are connected on site at present. A new roof to the existing dwelling has been completed along with concrete foundations and drainage.

Further technical information can be requested via Knight Frank.

Boundary

The boundaries and proposed vehicular access are shown on the site plan and images.

Planning Consent

Planning Reference: 20/04570/LBC

Proposal: Replace rear extension, external and internal alterations, and retain use as a single occupancy dwelling.

Status: Application Granted

Date: Thu 22 Oct 2020

Previous planning and listed building consent had also been granted to split the building into two residential buildings.

19/04377/FUL - Amendment of internal layouts to improve circulation and use of space with associated alterations to openings and entrances etc and small increase in size of proposed extension to north of site (as amended).

19/04378/LBC - Existing dwelling to be converted to two dwellings - Listed Building Consent has been granted, but building has been redesigned to improve accommodation (as amended).

Status: Application Granted

Date: Friday 13th Sept 2019

For further information regarding the planning permission, please contact City of Edinburgh Council on +44 (0) 131 529 3550 or planning@edinburgh.gov.uk.

Viewing

By appointment through Knight Frank on 0131 222 9600.

Financial Guarantee/Anti Money Laundering

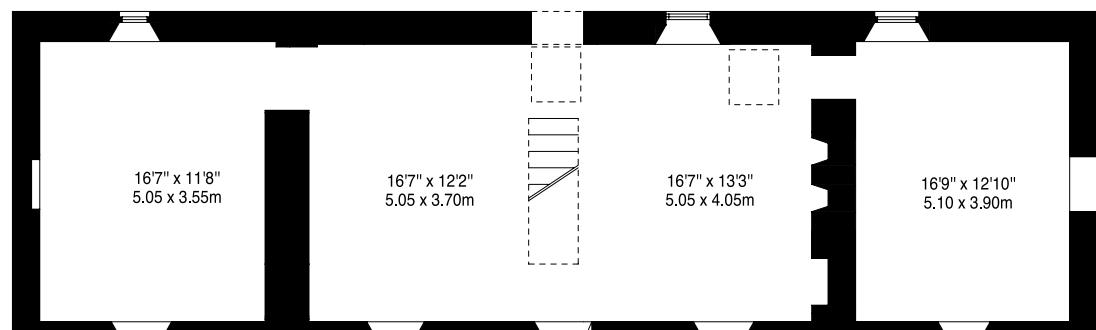
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Existing

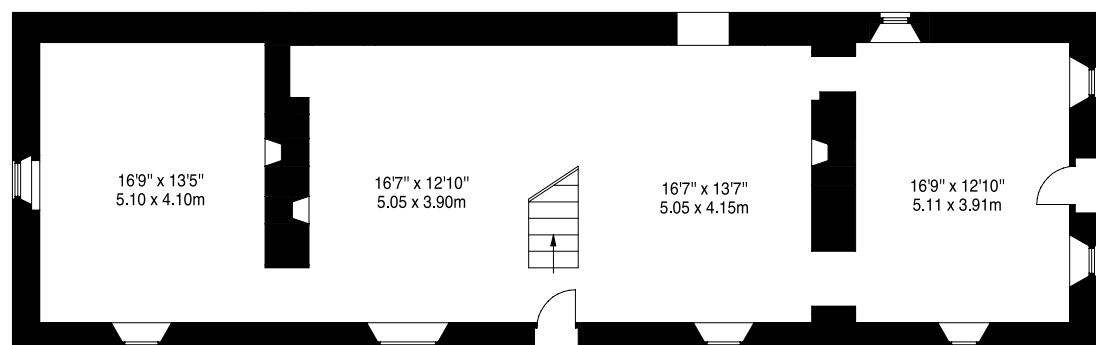
Approximate Gross Internal Floor Area

2060 Sq Ft - 191.39 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor

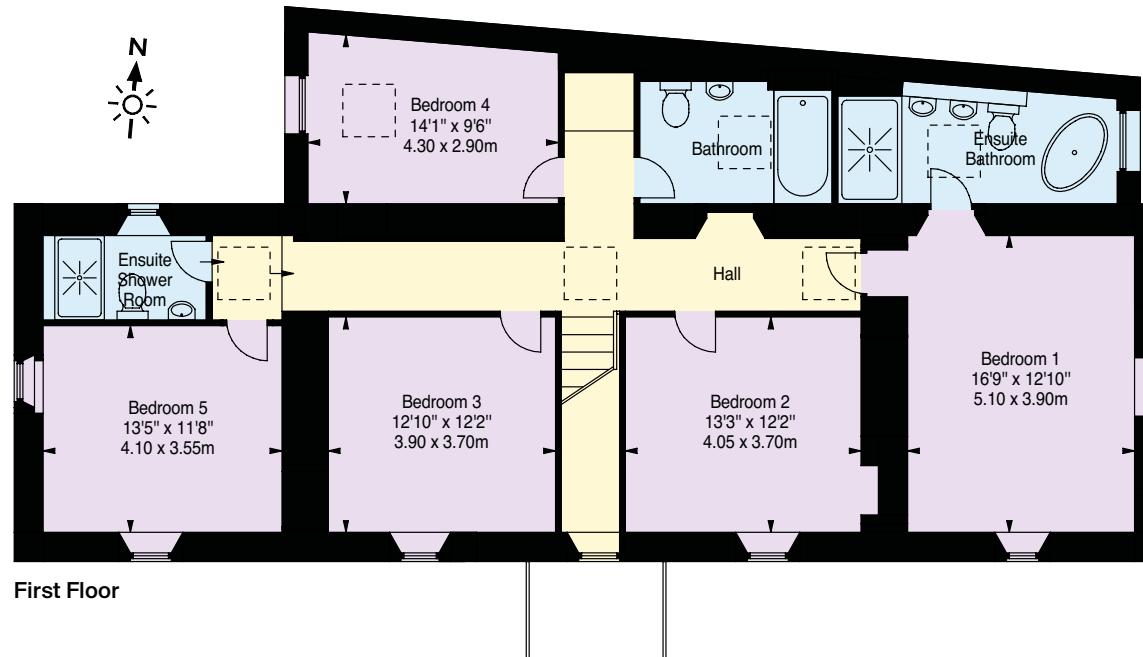


Ground Floor

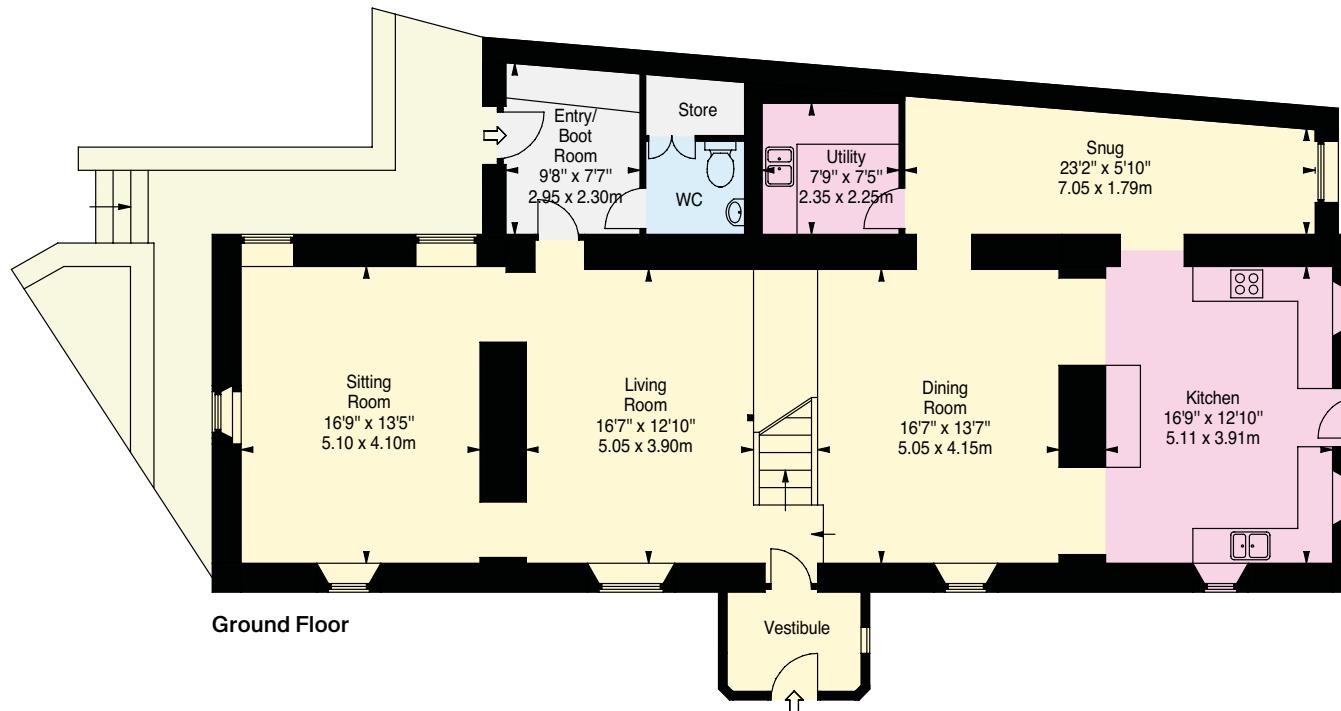
Proposed

Approximate Gross Internal Floor Area
2968 Sq Ft - 275.73 Sq M

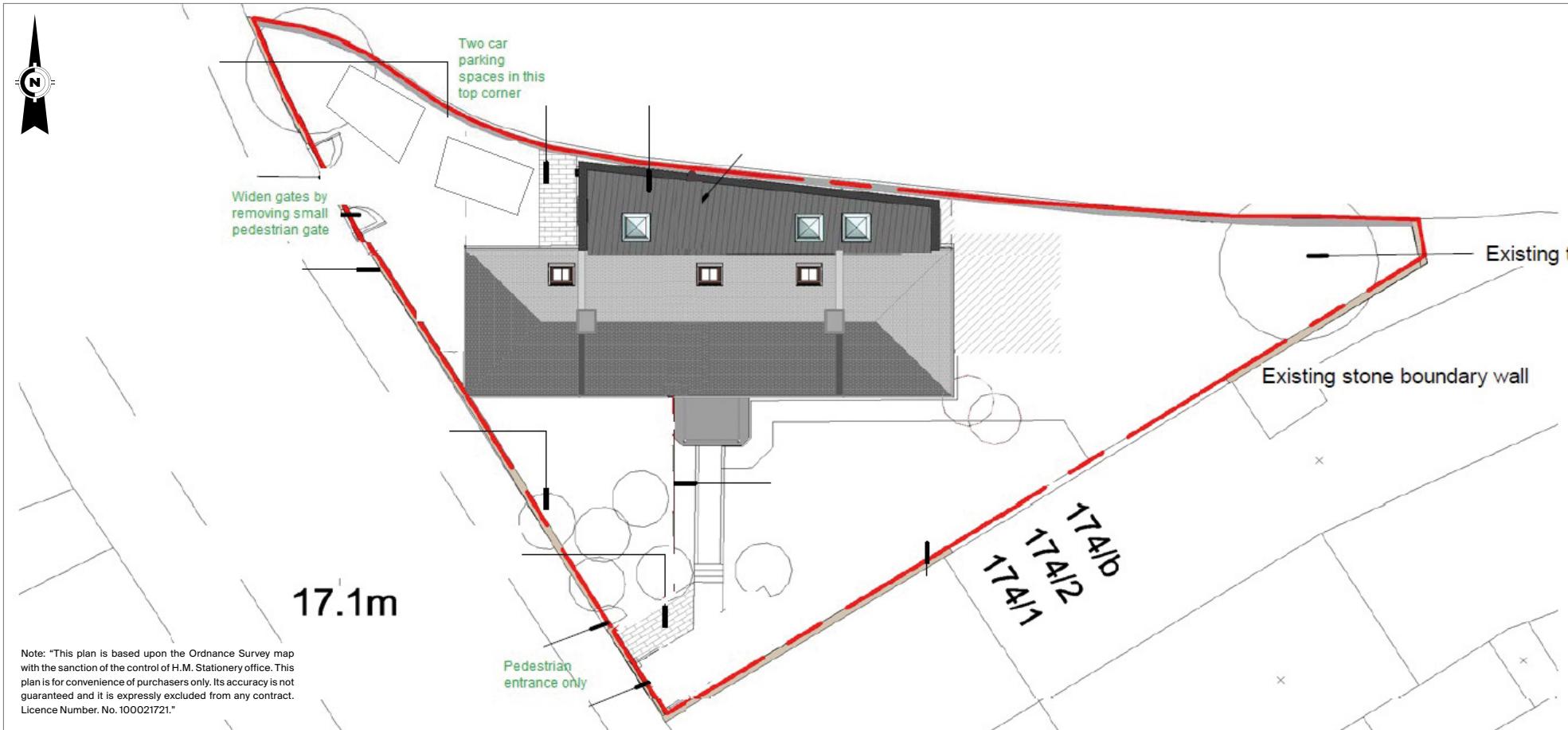
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First Floor



Ground Floor



Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

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We would be delighted to tell you more

Neil Scott

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neil.scott@knightfrank.com

Faith Peden

0131 222 9600

faith.peden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2022. Photographs dated January 2021.

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