



Newhaven Road, Edinburgh EH6

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

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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 Kitchen 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 191.39m<sup>2</sup> (2,060ft<sup>2</sup>) 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 275.73m<sup>2</sup> (2,968ft<sup>2</sup>).

The consented accommodation consists off:

**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](mailto:planning@edinburgh.gov.uk).

## Viewing

By appointment through Knight Frank on 0131 222 9600.

## Financial Guarantee/Anti Money Laundering

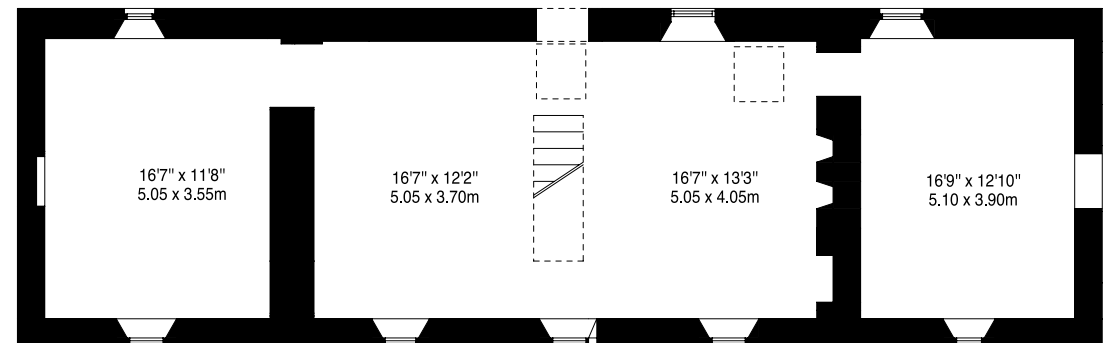
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation 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

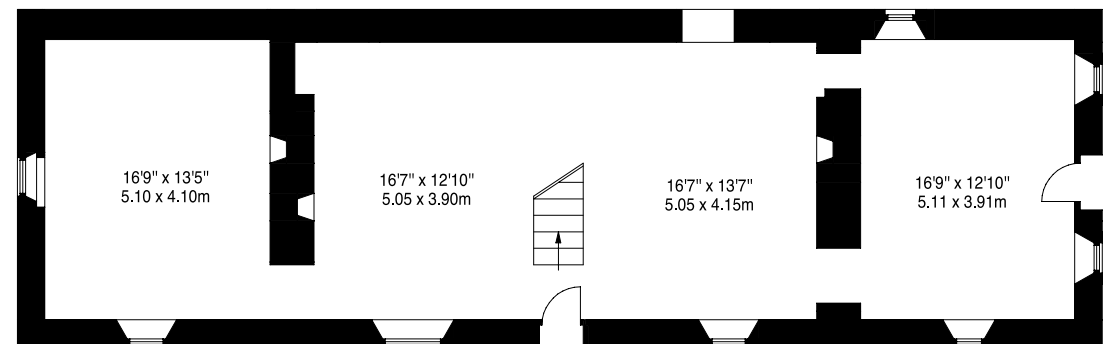
**Approximate Gross Internal Floor Area**

**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**

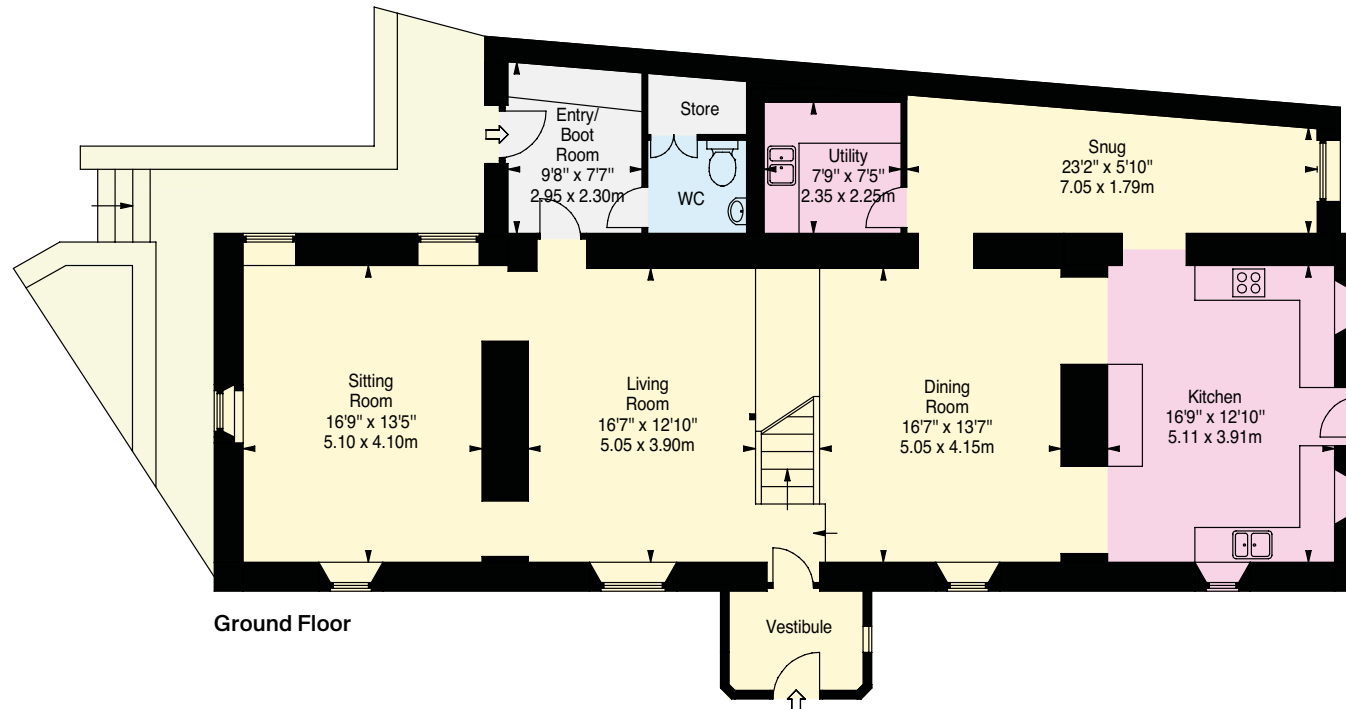
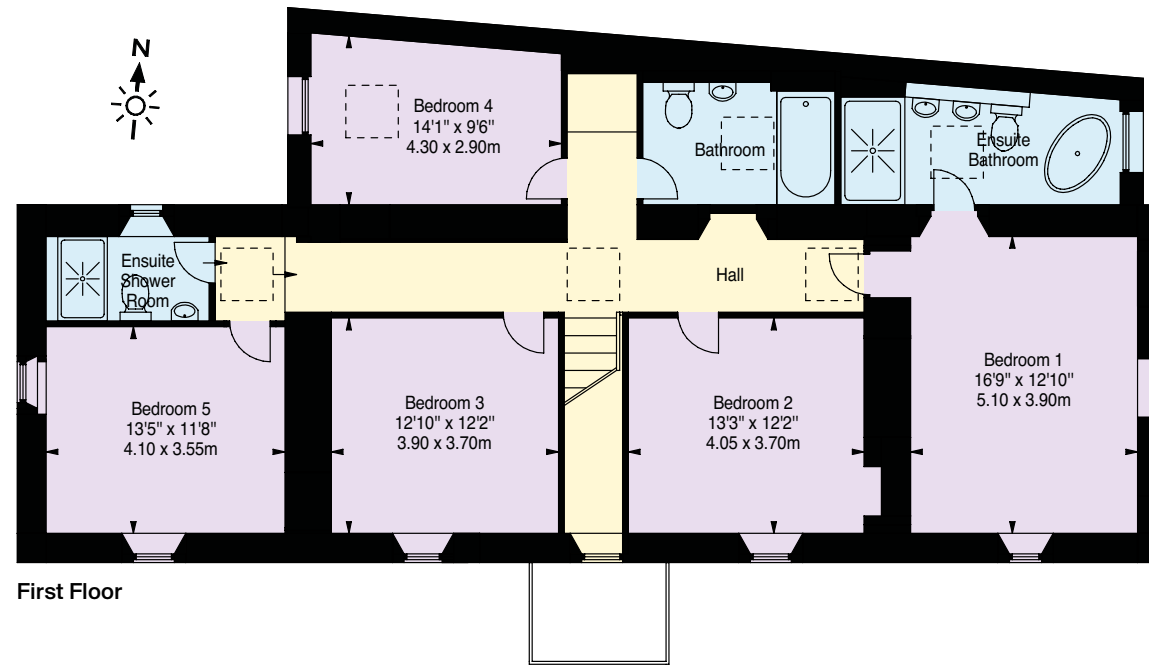


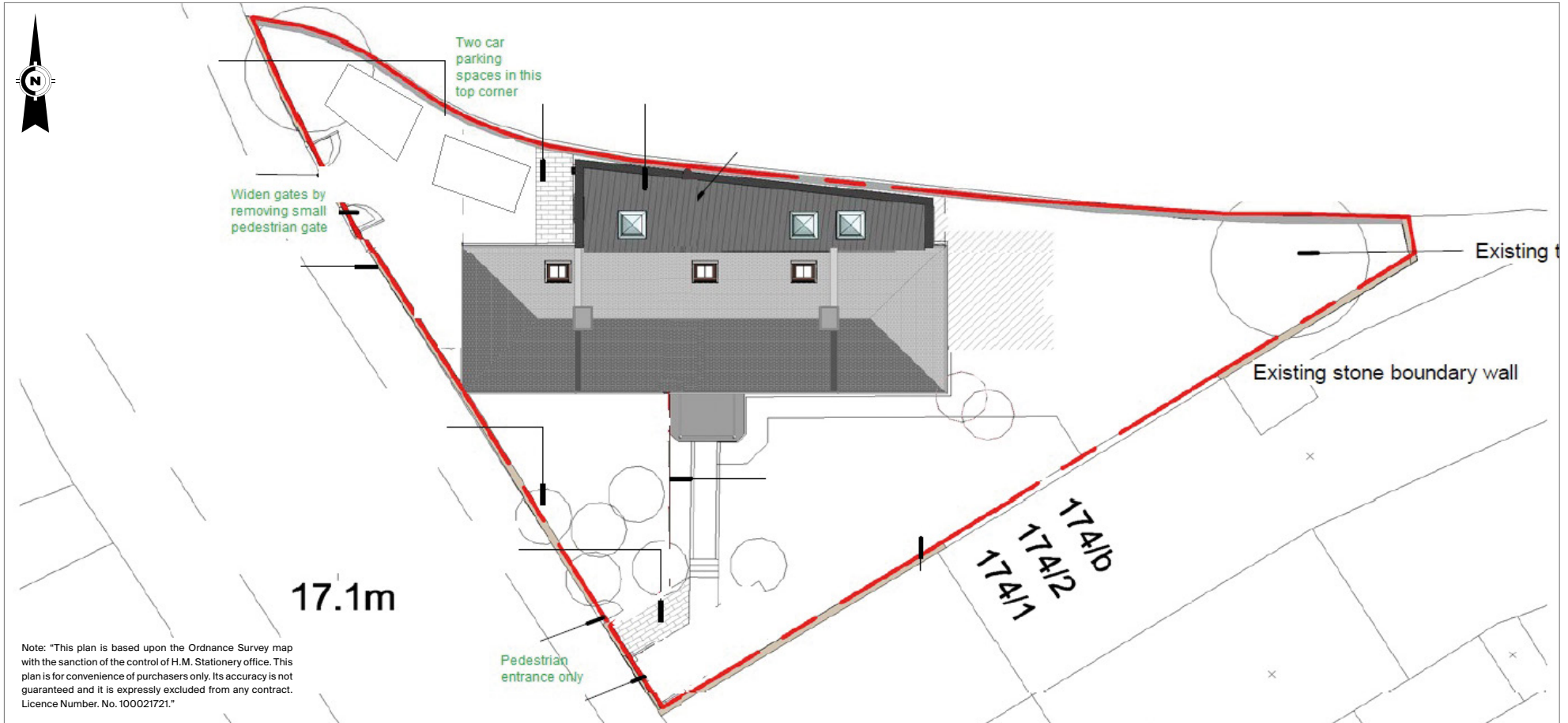
**Ground Floor**

# Proposed

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

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2022. Photographs dated January 2021.

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