

FOR SALE

On behalf of



FORMER EDENHALL HOSPITAL

MUSSELBURGH, EAST LoTHIAN EH21 7TZ

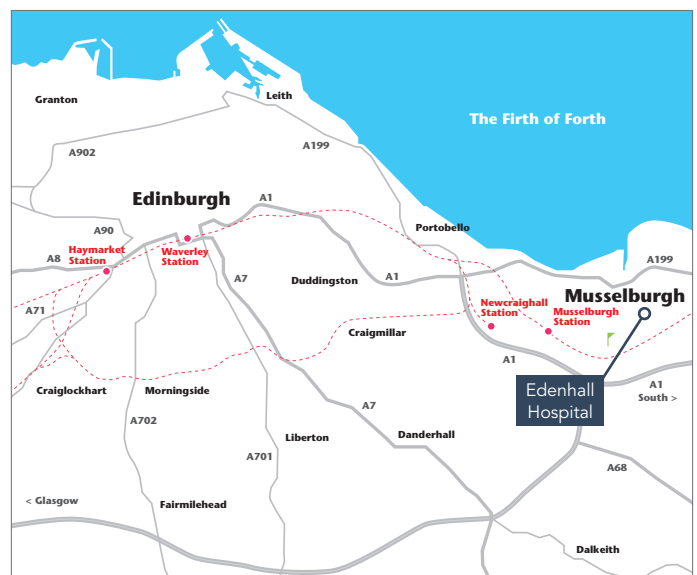
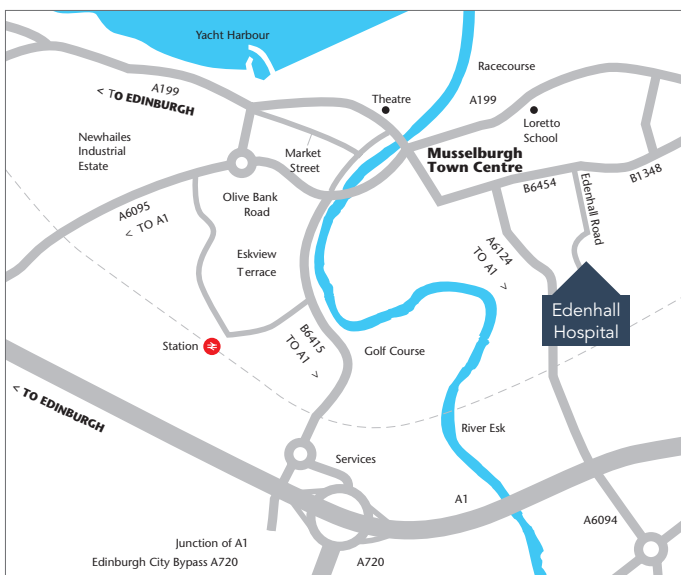


RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
EMERGING LOCAL DEVELOPMENT PLAN SUPPORT FOR UP TO 100 HOMES
SITE EXTENDING TO APPROXIMATELY 5.4 HA (13.33 ACRES)

LOCATION

The former Edenhall Hospital is located within the East Lothian coastal town of Musselburgh. Musselburgh is approximately 6 miles east of Edinburgh city centre, and is a popular commuter town with excellent road and rail links into Scotland's capital.

More specifically, the former Edenhall Hospital site is located on the south side of the town approximately 1 mile from the High Street and main retail thoroughfare. The site is located on Edenhall Road which in turn is accessed from the B6454 Pinkie Road, one of the main arterial routes through the town. The site is bounded to the north and north-east by residential property and to the west and south-east by farmland.



DESCRIPTION

The former Edenhall Hospital sits on an irregular shaped site extending to approximately 5.4 ha (13.33 acres). The site has a single point of access from Edenhall Road, through Category C listed entrance gate piers which lead to an attractive tree-lined driveway heading southwards to the main body of the site. The site currently contains a large number of former hospital buildings. Following a recent review undertaken by Historic Scotland, three principal Category C listed buildings have been identified for retention. The principal listed buildings to be retained identified on the location plan overleaf can be described as follows:

1. Edenhall Hospital

The main Edenhall Hospital building is the original stone built central villa formerly known as Pinkieburn House dating from the 19th century. The building is arranged over lower ground, ground and first floor and is generally cellular in nature.

2. Former Stable Block

The former stable block which dates from the early 19th century lies to the north-east of the main Edenhall Hospital central villa. It is arranged over two storeys and has been converted internally to provide a small chapel, a mortuary and treatment rooms.

3. Former Gardener's Cottage

The former gardener's cottage which lies to the west of the site, comprises a small two storey stone building.

Also contained within the listing is the ornamental garden terrace and sundial to the south of the main central villa and the boundary wall.

We anticipate the remaining buildings could be demolished as part of a redevelopment of the site. This will create two distinct and substantial areas for potential new build residential development, around the setting of the original Edenhall Hospital building. These plots will afford attractive views across farmland to the south of the site. It should be noted that the site does contain a number of mature trees which are covered by a Tree Preservation Order which can be provided upon request.

PLANNING

The adopted East Lothian Local Plan (2008) designates the site under Policy C10 as an existing health care site. The emerging Local Development Plan is currently at Main Issues Report stage, with the proposed plan due to be published in October 2015. The Main Issues Report (MIR) states that the former Edenhall Hospital is a preferred site for housing (Site PREFM6) and East Lothian Council suggest that the site could accommodate approximately 100 homes. This indicative site capacity of 100 homes reflects the content of design guidelines for the site produced by East Lothian Council in 2011. A copy of this is available on request.

In light of the above we consider this site to have good potential to secure planning consent for future residential development, although other uses could be considered.

Enquires with East Lothian Council Planning Department should be made to **Phil Mclean**

✉ pmclean@eastlothian.gov.uk ☎ 01620 827017

ACCOMMODATION

The approximate gross internal areas of the listed buildings to be retained are as follows:

MAIN BUILDING	SQM	SQFT
Edenhall Hospital	1,063	11,449
Stable Block	252	2,718
Gardener's Cottage	104	1,118
Total	1,419	15,285



TECHNICAL INFORMATION

The following information is available upon request from the sole selling agents.

1. Topographical Survey
2. Phase 1 Geo-environmental Desk Study and Mining Risk Assessment Report
3. Recent quotes for demolition of the buildings on the site not to be retained.
4. Tree Preservation Order
5. East Lothian Council Design Guidelines from 2011
6. CAD and PDF drawings of the listed buildings.
7. Ryden Planning Report
8. Asbestos Register
9. Indicative masterplan/layout prepared by EMA Architects.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

HISTORIC SCOTLAND

Interested parties wishing to discuss any listed building and conservation matters in relation to the site should contact:

Dawn McDowell

✉ dawn.mcdowell@scotland.gsi.gov.uk



OFFERS

Interested parties should register their interest with the selling agents in order to be kept advised of any closing date being set. NHS Lothian are not bound to accept the highest or indeed any offers made for the property and also reserve the right to make any offer subject to a clawback agreement. NHS Lothian are willing to consider a range of different disposal structures given the nature of the surplus asset.



VIEWING AND FURTHER INFORMATION

All viewings must be strictly by appointment with the selling agents:

Ryden

46 Castle Street
Edinburgh
EH2 3BN

David Fraser

✉ david.fraser@ryden.co.uk
☎ 0131 225 6612

Cameron Whyte

✉ cameron.whyte@ryden.co.uk
☎ 0131 473 3230

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