

DEVELOPMENT LAND OPPORTUNITY AT GRANTON HARBOUR

GRANTON WATERFRONT, EDINBURGH, EH5

- **Waterfront development opportunity.**
- **Approximately 7.25 hectares (17.91 acres) across 10 development plots.**
- **Historical consent for a residential led development with additional provision for commercial, leisure and amenity space.**
- **Located within the Granton Development Framework - a £1.3bn regeneration project.**



LOCATION

Situated within Granton Harbour, the subjects occupy a prominent position approximately three miles north of Edinburgh City Centre, forming an important part of the city's northern waterfront.

The site is situated within the Granton Development Framework - a major £1.3 billion regeneration programme set to deliver around 15,000 new homes supported by enhanced commercial, leisure, and waterfront amenities.

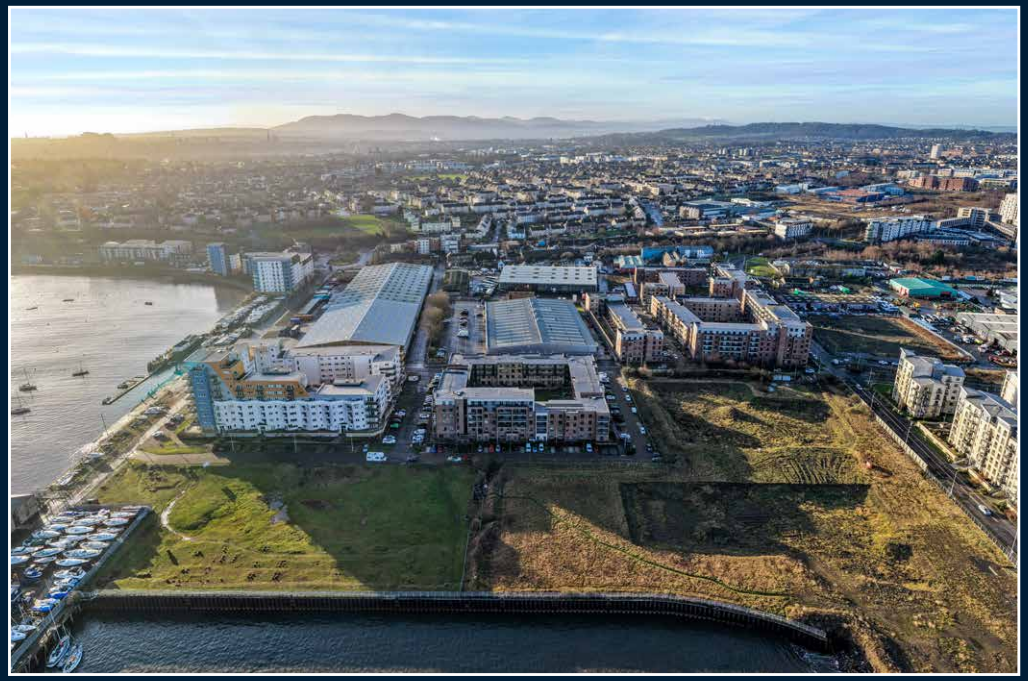
In terms of connectivity, Granton Harbour benefits from strong links to the city centre and surrounding districts. The Newhaven tram terminus lies approximately 1.5 miles to the east, with proposed plans to extend the tram route along the Granton waterfront from Leith, providing a direct link to the city centre and supporting the wider regeneration of the area.

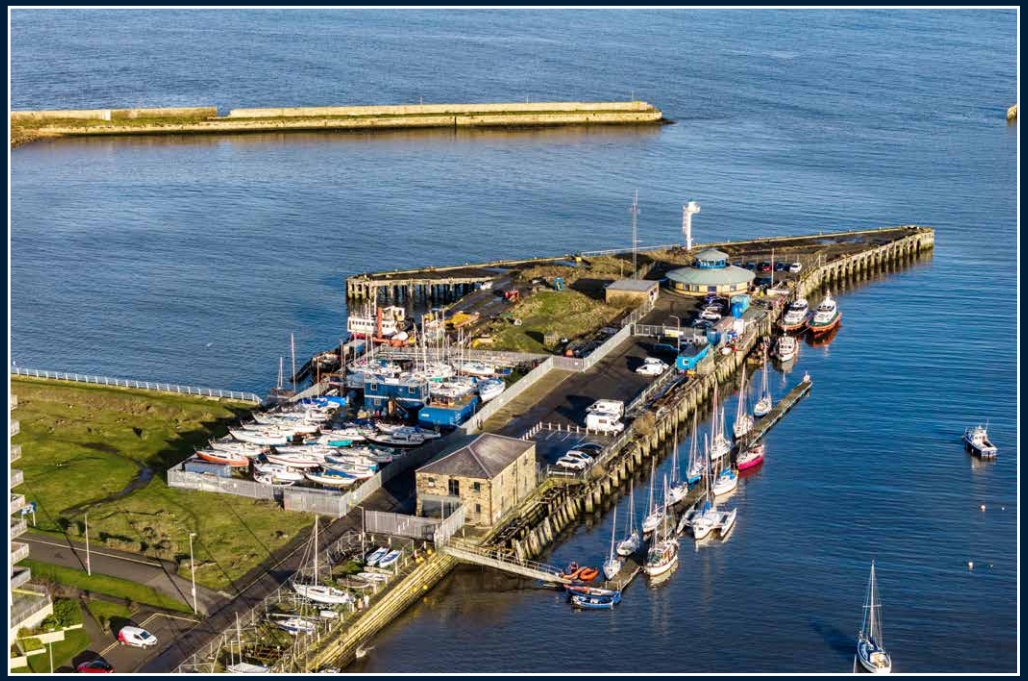
DESCRIPTION

The opportunity comprises a portfolio of development plots located within Granton Harbour Estate, occupying a prime waterfront location on Edinburgh's northern coastline.

The site extends to approximately 7.25 hectares (17.91 acres) and forms part of a 60-acre master planned estate which benefits from existing infrastructure including estate roads, pavements and street lighting.

Historical planning consent allows for a mix of residential apartments, retirement living accommodation, commercial space and leisure use, with several sites offering potential to increase the residential development density subject to a revised planning consent.





ACCOMMODATION

Set out below are the planning references specific to each of the plots. Interested parties should enquire directly with www.edinburgh.gov.uk to understand the current status of each application.

SITE	PROPOSED USE	INDICITIVE UNITS	SITE AREA
7B / 8C	Residential development Planning reference: 18/02812/AMC and 18/02812/VAR	98 units	2.66 acres
9A / 9B	Retirement living development Planning reference: 17/01219/AMC	103 units	1.90 acres
29	Residential development Planning reference: 17/05306/AMC	120 units	2.01 acres
35	Hotel / serviced apartments (alternative residential potential) Planning reference: 17/05306/AMC and 17/05306/VAR2	238 hotel / apartment units or 180-300 residential units	3.34 acres
35A	Residential & retail development Planning reference: 21/06413/FUL	81 units	4.00 acres
8A / 8B	Marina clubhouse / retail (residential potential) Planning reference: 18/02833/AMC and 18/02833/VAR2	110-130 (residential units)	2.76 acres
Middle Pier	Forms part of the wider 23/00756/FUL application	-	1.24 acres






9B
9A
7B
8C
8B
8A
29
35
35A
*Indicative only


9B
9A
7B
8C
8B
8A
Middle Pier
29
35
35A
*Indicative only

TENURE

Heritable title with vacant possession.

PRICE

On application.

CLOSING DATE

A closing date may be set in due course. Interested parties should register their interest with the selling agents.

VAT

All prices are quoted exclusive of VAT.

AML

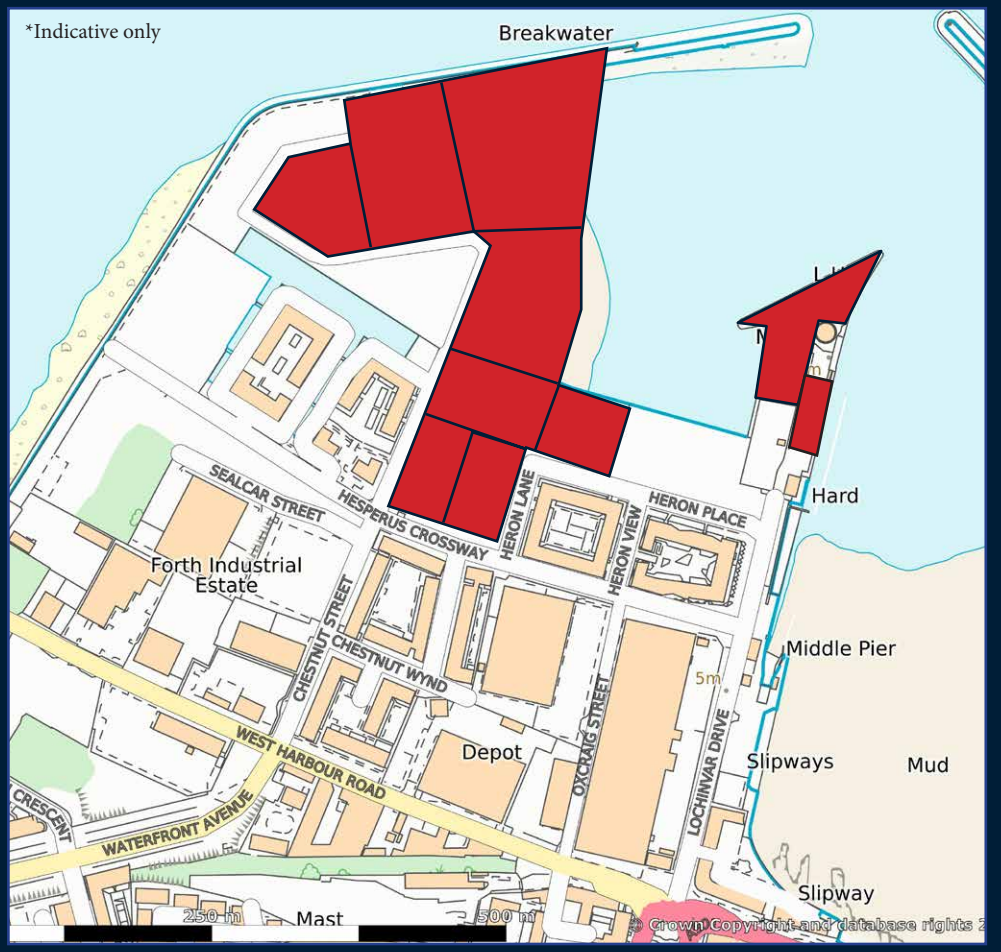
Parties will be required to comply with statutory anti-money laundering checks.

COSTS

Each party to bear their own legal costs. The purchaser will be responsible for any LBTT and registration dues.

VIEWING

Viewings are to be arranged through the sole selling agents.



IMPORTANT NOTICE **1.** These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 6. Date Published: November 2026

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