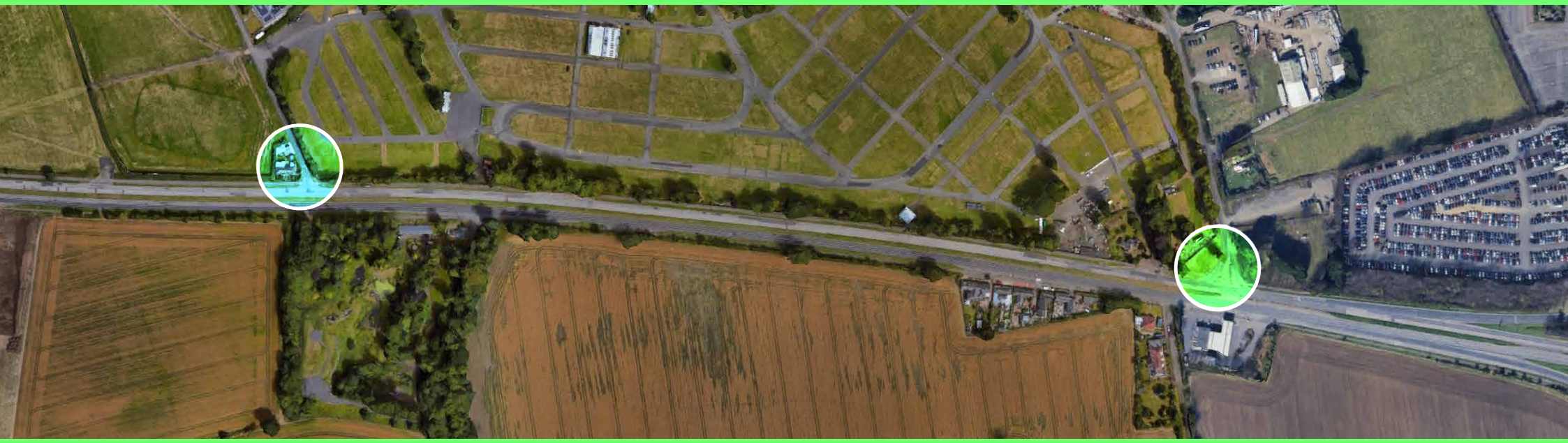
FOR SALE OR LEASE

rhass

PROMINENT CONSENTED ROADSIDE DIGITAL ADVERTISING SITES

ADJACENT TO A8 GLASGOW ROAD



5 **year duration of consent**

75 **luminance levels restriction at night**
candelas/sqm

digital static display only

4 **adverts per minute**; Frequency of change no more than 15 seconds each

Introduction

The Royal Highland and Agricultural Society of Scotland (RHASS) has obtained planning consent (25-05234-ADV & 25-04775-ADV)) for digital advertising screens on two highly visible sites on the Glasgow Road (A8), adjacent to the Royal Highland Centre, home of the Royal Highland Show and multiple major events including concerts, exhibitions, conferences and live sport.The venue attracts over one million visitors each year in addition to the 17 million visitors who accessed nearby Edinburgh Airport in 2025.

The A8 is one of Edinburgh's main arterial routes linking the city centre and by-pass to the motorway network. Edinburgh Airport is also accessed directly from the A8.







Location

The two sites are both prominently situated on the north side of the A8, one facing east and the other west.

Site A

Site A is located to the west of Ingliston Road on the junction of Glasgow Road (A8), behind the southern boundary wall of the Royal Highland Centre. The consented signage is for a single 3-metre high by 6-metre wide D48 digital billboard. It will sit behind the existing stone boundary wall within the showground site. The screen will be in a landscape format and face east, towards the westbound A8 carriageway. The screen will be encased in anthracite grey aluminium and mounted on two steel posts positioned within the current showground site to the north of (i.e. behind) the existing stone wall.

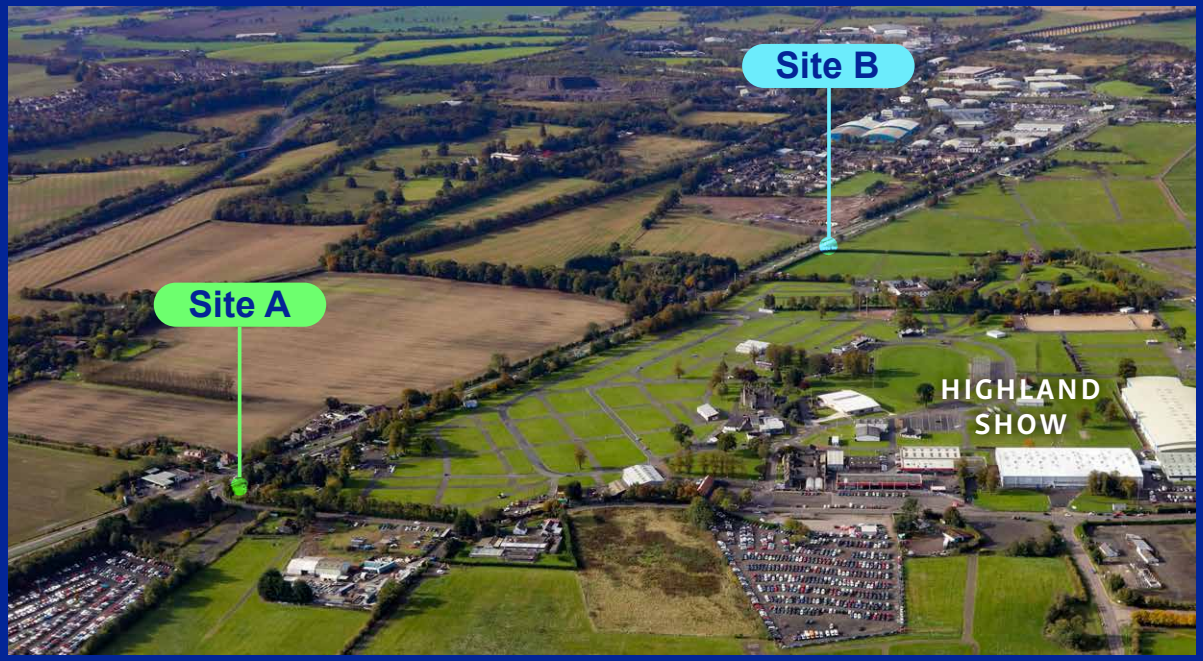
Site B

Site B is the current location of three static non-digital advertising signs which will be replaced with a single 3-metre high by 6-metre wide D48 digital billboard. The billboard will be in landscape format and will face west, towards the eastbound A8 carriageway. The screen will be encased in anthracite grey aluminium and mounted on two posts positioned within the current showground site to the north of an existing hedge and security fencing.

Depending on operator requirements, minor alterations to the colour / finish / branding can be made via an application for a Non-Material Variation where necessary.

Planning | Proposed Sites

Both sites benefit from planning consents granted in 2025:



Site A - 25/05234/ADV
50 Metres East Of Ingliston Lodge
Glasgow Road Ingliston Newbridge
(facing A8 westbound)



Site B - 25/04775/ADV
130 Metres West Of 171 Glasgow Road
Ingliston Newbridge
(facing A8 eastbound)



Identical conditions are attached to each consent:

5

Granted for a period of five years from the date of issue.

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The intensity of illumination of the advertisement display shall be restricted to 75 candelas per square metre during night time hours, these hours being 30 minutes after sunset to 30 minutes before sunrise each day.

Advertisements shall be static images only.

Advertisements shall not change more frequently than once every 15 seconds (i.e. 4 adverts per minute) and the speed of change should be instantaneous.

Proposals

On behalf of RHASS, Avison Young is inviting proposals for either a purchase or lease of one or both of the sites.

FOR FURTHER INFORMATION PLEASE CONTACT:

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