



For Sale

Gogar Mount House
25 Gogarstone Road
Edinburgh
EH12 9BL

Gogar Mount House

Attractive estate with development potential

Georgian mansion house with outbuildings

28.76 acres of landscaped grounds

gogarmounthouse.co.uk





The Opportunity

Superbly located for access by road, air, tram, and rail.

At the heart of the evolving
West Edinburgh development area.

An attractive, small estate of 28.76 acres with pond,
established gardens and landscaping.

Well-proportioned mansion house, with
two gate house cottages.

Outbuildings with conversion and
refurbishment potential.

Further potential for sensitive development,
subject to planning.

Available for sale.



Economic Powerhouse

Edinburgh is one of the UK's fastest growing and most productive cities, second only to London as a home for FTSE 100 companies. As Scotland's capital city, it hosts both the Scottish Parliament and Government, and is the UK's largest regional financial centre. The city has the highest GVA and average disposable income per capita, and has also been named the greenest of all UK regional cities.



6

75,000 students
at 6 universities in
Edinburgh



500BN

The UK's largest regional
financial center with
£500bn of assets under
management



79.5%

of Edinburgh's
employed workforce
are educated to degree
level or above



38

Voted the UK's greenest
city, with 38 parks and
green spaces



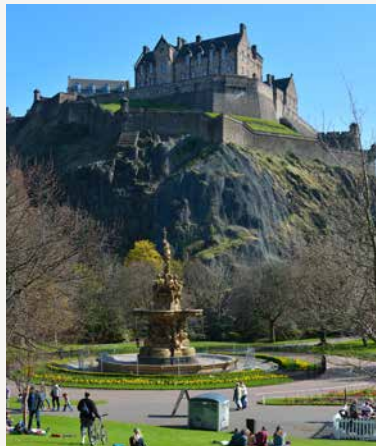
4.8M

Home of the Fringe
Festival, the largest
arts festival in the world
attracting 4.8 million
annual visitors



70%

of short trips in Edinburgh
are on foot or by bike



1.3X

GVA per capita 1.3 times
the UK average for major
cities

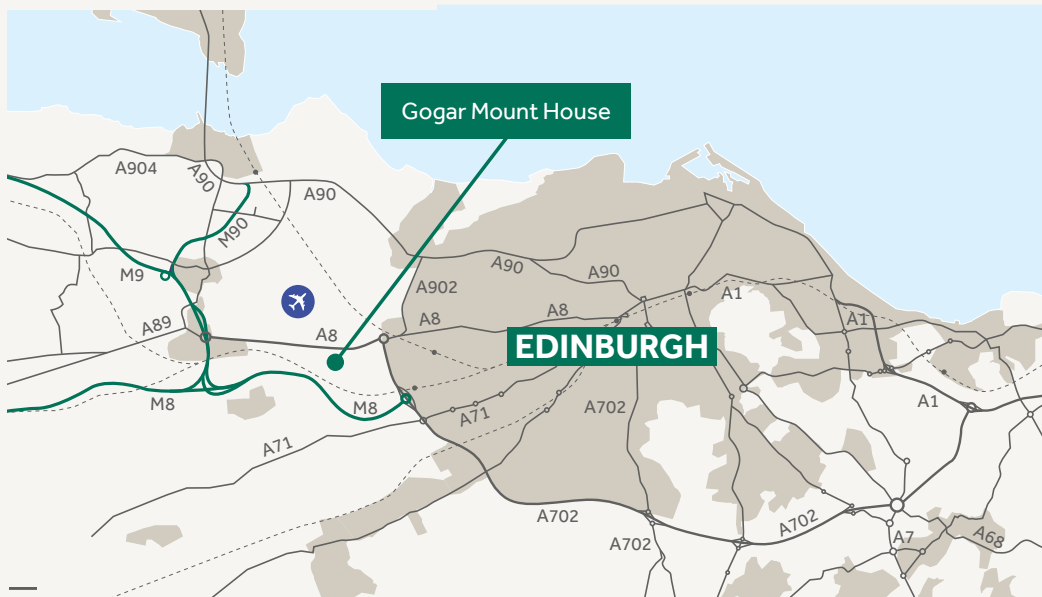
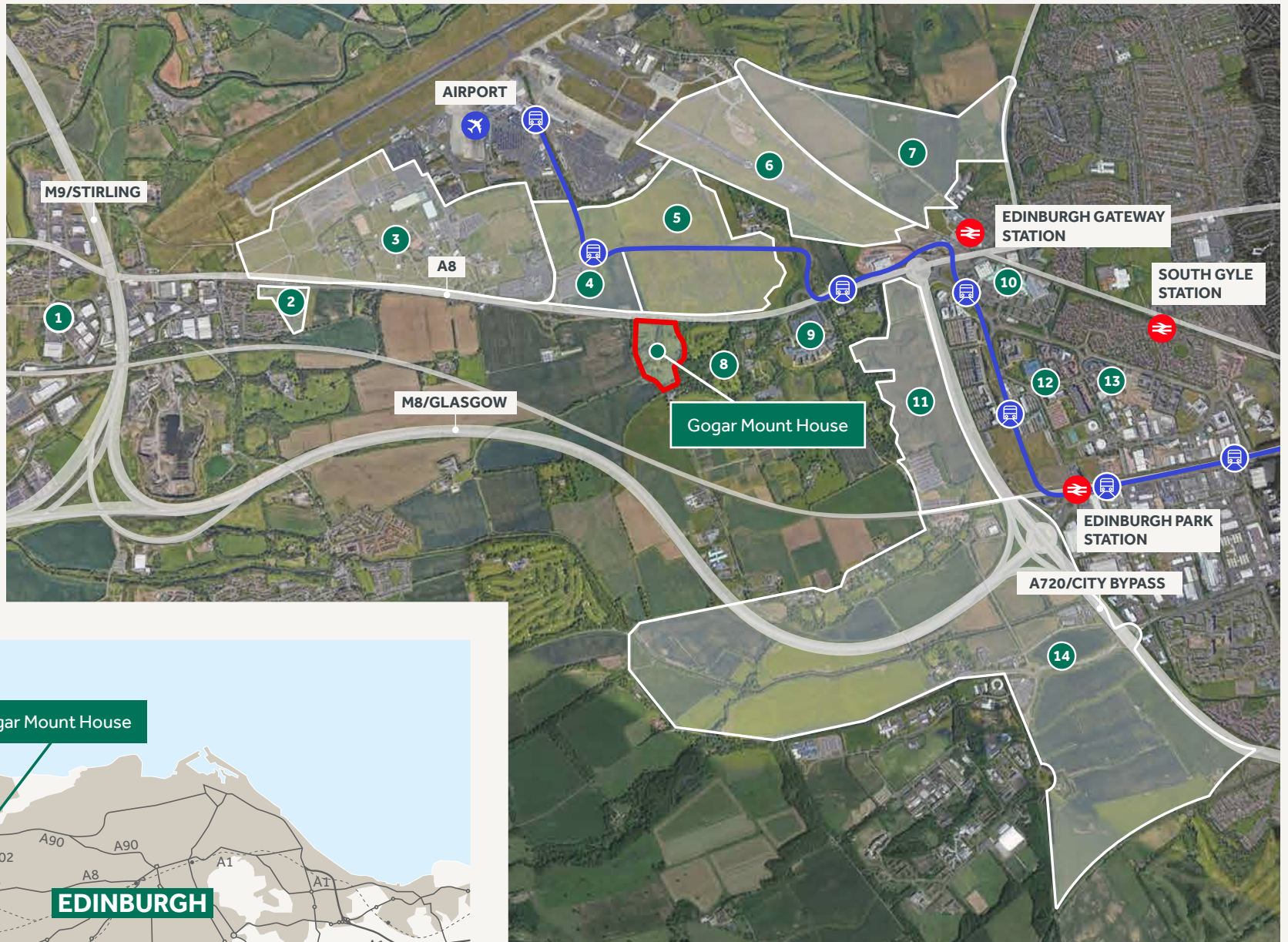


51%

At 51% Edinburgh has
the highest student
retention rate in the UK
post-graduation

KEY

1. Newbridge Commercial Area
 2. Residential Development
 3. Royal Highland Showground
 4. Edinburgh International Business Gateway
 5. West Town mixed use development
 6. Crosswinds Mixed Use Development
 7. West Craigs residential development
 8. Gogarburn Golf Club
 9. Gogarburn Campus
 10. Gyle Shopping Centre
 11. Garden District Phase 1
 12. Edinburgh Park
 13. South Gyle Commercial Area
 14. Garden District Phase 2
-  International Airport
 Tram Stop  Tram Route
 Mainline Railway Station



Gogar Mount is at the centre of Edinburgh's busiest development zone. The area between Newbridge and South Gyle is subject to residential, commercial, and mixed use proposals which will transform it as a major expansion area for the city.

Super Connected

Gogar Mount is a short walk or bus ride from Gogarburn tram stop which connects with the mainline rail stations at Edinburgh Gateway, Edinburgh Park, and South Gyle. These provide access to the airport, the city centre, and the full public transport network across Scotland and the UK. The property also has immediate access to the motorway network, and an excellent provision of bus services.

TRAIN

Three nearby railway stations with connections to all Scottish and UK major destinations.

City centre	► 10 mins
Glasgow	► 50 mins
Newcastle	► 1 hr 30 mins
Aberdeen	► 2 hrs 15 mins
Leeds	► 3 hrs 0 mins
Manchester	► 3 hrs 14 mins
Birmingham	► 4 h 13 min
London	► 4 hrs 20 mins

CAR

Immediate access to Scotland's motorway network.

City centre	► 21 mins
Glasgow	► 45 mins
Newcastle	► 2 hrs 0 mins
Aberdeen	► 2 hrs 0 mins
Leeds	► 4 hrs 19 mins
Manchester	► 4 hrs 40 mins
Birmingham	► 5 hrs 14 mins
London	► 7 hrs 19 mins

BUS

The A8 carries multiple bus routes accessing the entire city.

Gyle Shopping Centre	► 2 mins
Airport	► 15 mins
City centre	► 25 mins
Ocean Terminal	► 57 mins

TRAM

Nearby tram stop providing quick access to the airport and city centre.

Airport	► 12 mins
Haymarket	► 14 mins
City Centre	► 20 mins
St Andrew Square	► 23 mins

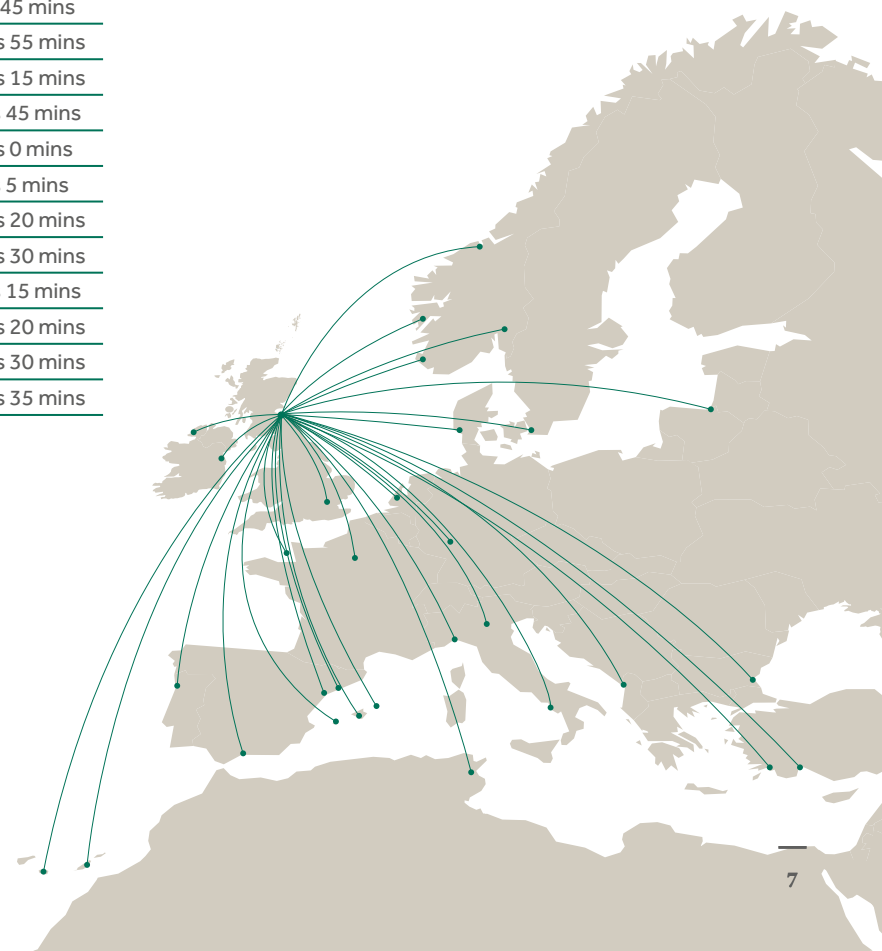
150 DESTINATIONS

With over 41 airlines operating from Edinburgh

The airport offers both business and leisure travellers a choice of 150 destinations, with 42 flights a day to London. Regular services are also available throughout Europe and to worldwide destinations, including New York, Toronto and Dubai.

FLIGHT TIMES

London	1 hrs 10 mins
Amsterdam	1 hrs 20 mins
Dublin	1 hrs 30 mins
Paris	1 hrs 30 mins
Oslo	1 hr 45 mins
Frankfurt	1 hrs 55 mins
Munich	2 hrs 15 mins
Barcelona	2hrs 45 mins
Rome	3 hrs 0 mins
Marrakesh	4hrs 5 mins
Istanbul	4 hrs 20 mins
New York	6 hrs 30 mins
Dubai	7hrs 15 mins
Doha	7 hrs 20 mins
Toronto	7 hrs 30 mins
Chicago	8 hrs 35 mins



The Main House



Gogar Mount house is an impressive detached stone built villa, arranged over basement, ground, first and attic floors, under a pitched and slated roof. Internally, the property retains its period detail with large, light airy rooms and many original features.

The house is accessed at ground level through an imposing entrance vestibule into the main hall, with reception rooms accessed off, including well-proportioned drawing and dining rooms and a conservatory with impressive views over to the Pentland Hills. The upper floors contain 5 bedrooms and 3 bathrooms, with attic accommodation above, and are accessed via a central stair case. The bedrooms have large sash and casement windows, providing striking views over the landscaped grounds.

The basement originally contained servants quarters, and currently comprises storage, plant and further bedroom accommodation.

Gogar Mount House has potential for restoration as a single dwelling, subdivision to multiple dwellings, or for commercial uses including offices, care home or boutique hotel.

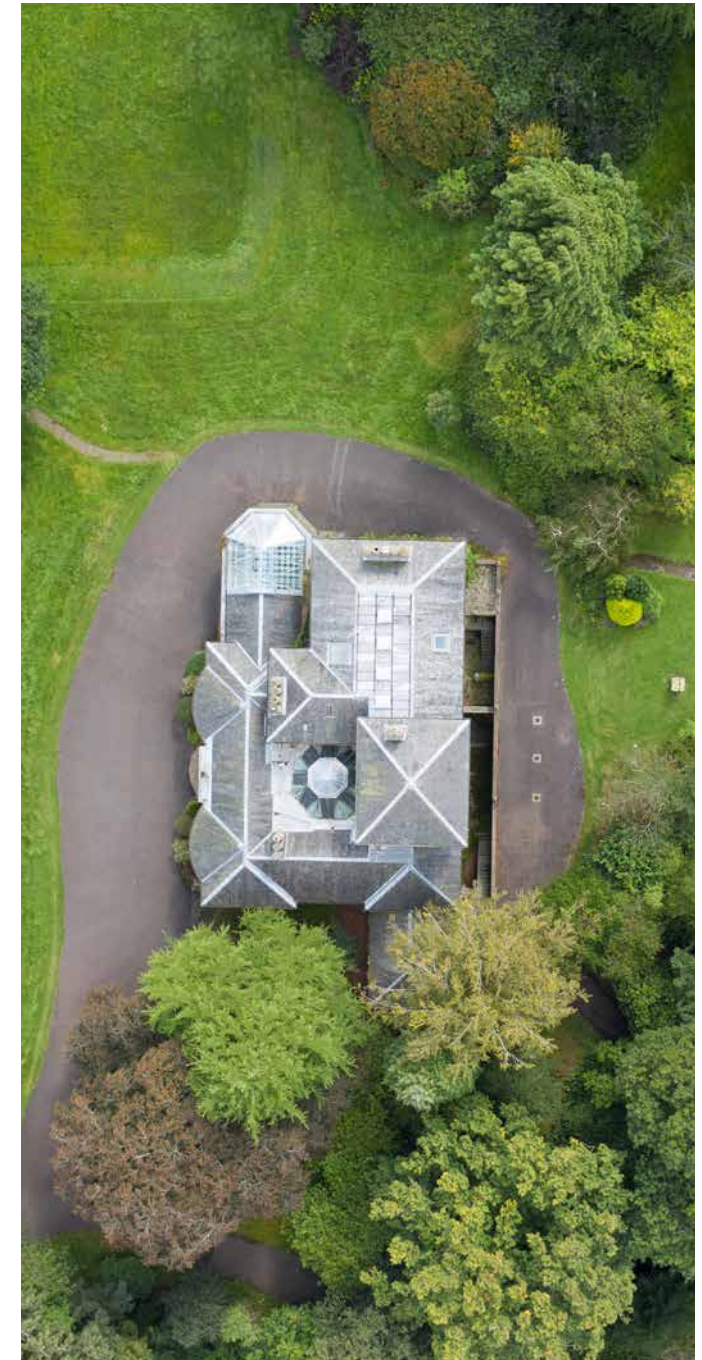


BUILDING CONDITION

The condition of the main house and lodges has deteriorated since the photography in this brochure was taken (2019). This is due in part to remaining vacant for several years, but more recently due to some vandalism and theft in the main house.

In particular at the main house there has been extensive damage to external stone balustrades, removal of lead from sections of the roof (which has since been made wind and watertight, although internal water damage has resulted), and some damage to internal finishes, fixtures and fittings.

Current photography is included in the data room.

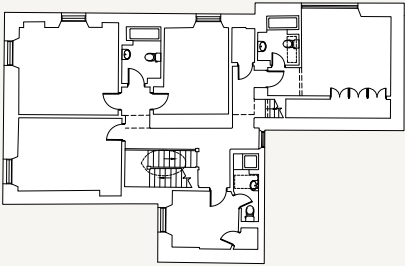




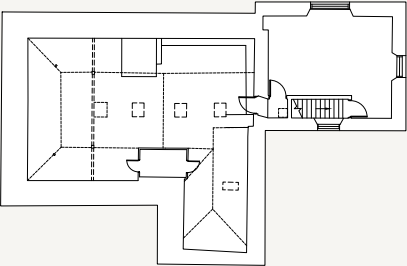
FLOOR	(SQ M) GIA	(SQ FT) GIA	(SQ M) NIA	(SQ FT) NIA
SECOND	166.04	1,787	75.78	816
FIRST	145.96	1,571	95.09	1,024
GROUND	409.91	4,412	254.50	2,739
BASEMENT	202.18	2,176	88.56	953
TOTAL	924.09	9,946	513.93	5,532

Full measurement surveys and plans are available in the data room.

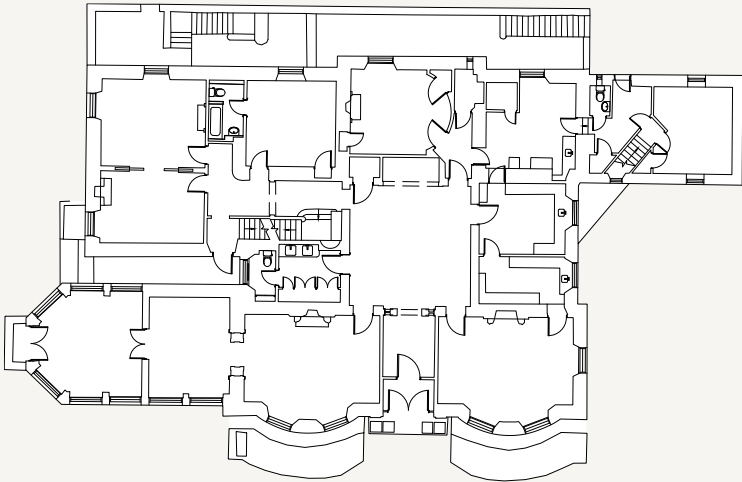
FIRST



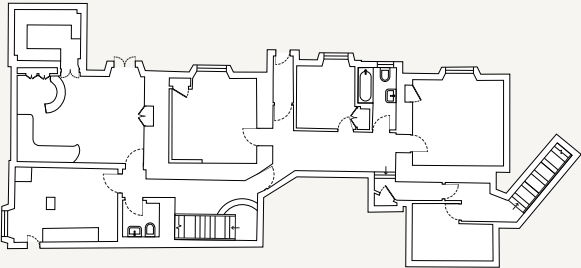
SECOND



GROUND



BASEMENT



History

Gogar Mount Estate, dated 1817, is recognised as the creation of David Wardlaw, one of the founders of the Scottish Widows Fund Life Assurance Society.

The estate is connected to important figures of Scottish history, notably the Blackwood family, the prominent publishers and originators of Blackwood’s Edinburgh magazine, and the Mackinnon family, who owned Drambuie.

The original 1817 scheme included the north and west lodges, and the walled garden. The layout of the designed landscape is largely unchanged since its original creation the 19th century and provides a natural setting to the main building and the lodges.

Internally, many original period features are retained, with an impressive cupula, painted landscape and frieze dominating the main reception hall.



The buildings are listed as follows;

LISTING	BUILDING
Category B	Gogar Mount House
Category B	Stables and dovecot
Category B	North Lodge, gates, gate piers and railings
Category C	Walled garden with wellhead
Category C	West Lodge, boundary wall, gate piers and railings

The Stables

The main stable block is stone built under a pitched and slated roof, and is arranged over ground and first floors, set around an attractive courtyard. The block contains original stabled accommodation, associated storage and a dovecot, with the first floor storage accessed via an external staircase from the courtyard.

There is an additional smaller stable block detached from the main stables.

Capable of sensitive development, the stable block would suit conversion to residential, with potential also for commercial use. A full measurement survey and plans are available in the data room.

STABLES BUILDING 1	SIZE (SQ M) GIA	SIZE (SQ FT) GIA	SIZE (SQ M) NIA	SIZE (SQ FT) NIA
FIRST	164.86	1,775	130.94	1,409
GROUND	147.36	1,586	139.98	1,507
TOTAL	312.22	3,361	270.92	2,916

STABLES BUILDING 2	SIZE (SQ M) GIA	SIZE (SQ FT) GIA	SIZE (SQ M) NIA	SIZE (SQ FT) NIA
GROUND	65.00	700	62.11	669
TOTAL	65.00	700	62.11	669



The Lodges

The lodges provide a natural book-end to the site, heading up the sweeping driveways into the estate from both the north and west entrances. Both buildings are stone built and of a typical style and character for lodged dwellings. Both lodges currently provide residential accommodation and contain 2 bedrooms and 1 reception room. The north lodge can be accessed from both the A8 and also through the site via the driveway from Gogarstone Road. There are additional garages, stores and other structures in the grounds.



LODGE	SIZE (SQ M) GIA	SIZE (SQ FT) GIA	SIZE (SQ M) NIA	SIZE (SQ FT) NIA
NORTH	71.14	766	59.93	645
WEST	76.63	825	64.33	692

Full measurement survey and plans are available in the data room.



The Grounds

EXTENDING TO 28.76 ACRES, THE GROUNDS OF GOGAR MOUNT HOUSE PROVIDE A SPECTACULAR SETTING FOR THE MAIN HOUSE, OUT-BUILDINGS AND WALLED GARDENS.

Designed to separate 3 similar sized paddocks, the grounds contain both elements of formal landscaped gardens and grazing, separated by wooded boundaries.



Potential

Gogar Mount House and its estate is identified in the Local Development Plan as lying within the Green Belt and within a Special Landscape Area. The estate includes several listed buildings as defined in the 'History' section of this brochure. Historic Environment Planning Policy seeks to protect and enhance the historic environment assets and places, and aims to support bringing redundant historic buildings back into sustainable and productive uses. Planning policy also provides support for enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms in certain circumstances.

The site does not lie in a Conservation Area nor does it include any scheduled ancient monuments, however it has been included in the City of Edinburgh's Council's Survey of Gardens and Designed Landscapes as being of local importance.

City Plan 2030 continues to support economic development opportunities within West Edinburgh. Opportunities to bring the existing Listed buildings back into active use would be welcomed. The principle of converting the main house into separate residential dwellings is likely to be acceptable, as well as sympathetic alterations / extensions to the Listed lodges. There is also potential for conversion of the Listed stables and redevelopment of other non-Listed buildings on the estate for residential use.

Other residential based uses and non-residential uses may also be acceptable for the existing building.

Larger scale development proposals could be explored to help re-use the Listed buildings. Areas of possible future development could include the three areas of paddock / park, with the northern parks considered to make a lesser contribution to the setting of Gogar Mount House which has planned long distant views to the south. Any proposals for the site will be required to demonstrate heritage benefits.

There is a more extensive planning note in the data room, and all development will be subject to obtaining required statutory consents.

As an illustration of potential development options, there is a pack in the data room which has been produced by Michael Laird Architects including:-

- Proposals for reuse of the existing buildings on-site.
- Options for wider development of the park.



ADDITIONAL INFORMATION

COUNCIL TAX BANDING

The properties currently have the following council tax banding:

Gogar Mount House – H & E

North Lodge – D

West Lodge – E

EPC'S

EPC's are available in the data room

TITLE

The Heritable interest in the property is offered for sale. A copy of the title is available for information only in the data room.

BASIS OF SALE

Offers are invited for the Heritable interest in the entire property.

The vendor reserves the right to call a closing date and is under no obligation to accept any offers. The vendor reserves the right to sell the site without reference to any other parties.

To be kept informed of the sale process, please register your interest formally and in writing to the selling agent.

VAT

The vendor has not elected to waive exemption for payment of VAT. As such, VAT will not be payable on the purchase price.

SAT NAV LOCATION

Latitude: 55.9364872

Longitude: -3.3482864756325634

PHOTOGRAPHY

All photography in this brochure was taken in 2019.

INFORMATION AND VIEWINGS

Additional information can be viewed by accessing the data room. Access will be granted to principal parties interested in purchasing the site.

For further information, or to view the estate and its buildings, please contact the selling agents.

For all enquiries:

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