“EDINBURGH’S GARDEN DISTRICT... A WORLD CLASS EXTENSION TO A WORLD CLASS CITY”
A World Class Extension of Scotland’s Capital

Edinburgh’s Garden District will form an important cornerstone in delivering much needed new housing for Edinburgh. It is one of the most important development projects in Scotland.

Extending to 615 acres (250 Ha) the new District will deliver up to 6,200 new homes, next to jobs, integrate with and develop existing infrastructure and create an exciting new community delivering much needed new housing. These homes will be predominantly for families who wish to live in the city in close proximity to nearby jobs, shops and with good accessibility to the city centre.

Meeting Edinburgh’s housing needs is a huge challenge and the Garden District has been carefully planned to be a sustainable way of providing a genuinely world class extension to the nation’s Capital.
An Unrivalled Development Opportunity

Edinburgh’s Garden District is majority owned or controlled by Murray Estates and will provide the much needed future housing supply for Edinburgh. Murray Estates are seeking to identify a partner or purchaser to secure the delivery of the Garden District in part or as a whole.

The proposals for the Garden District are inspired by its proximity to the City of Edinburgh. The masterplan has been developed around the following context:

- Up to 6,200 new family homes of which 25% will be affordable
- Total site in excess of 615 acres (250 Ha) and approximately 410 net developable acres (166 Ha)
- Creation of 6 new villages
- Estimated Gross Development Value (GDV) approx. £1.8 - £2bn
- Access to Edinburgh’s Tram Network, Rail, Road and Airport
- Exceptional amenities with the creation of new parklands and woodlands
- Proximity to major employers at Edinburgh Park, RBS Headquarters and the proposed International Business Gateway
- Strong residential market and desirable location
- Private Rented Sector (PRS) opportunities
- Student development opportunities
- Retail and mixed use potential
- The Calyx - Scotland’s National Garden
A Connected Community

The Garden District is one of the most accessible locations for development in Scotland. On the western edge of Edinburgh it benefits from an unrivalled location with ease of access to Edinburgh Airport, the strategic road network (M8 Motorway, A71, A8 and A720 Edinburgh City Bypass), railway and Edinburgh’s new tram network, as well as existing and soon to be extended Park & Ride bus facilities and services, including the proposed Orbital Bus.

Its close connection to a wide range of public transport options means that it is easily accessible from across Edinburgh as well as Central and Northern Scotland and the Scottish Borders. National and international connections are also possible with Edinburgh Airport just minutes away via road and tram. Residents will have a real opportunity to lead more sustainable lifestyles, with most of their needs within walking or cycling distance.

The combination of these wide ranging and sustainable transport options mean that residents and users of the Garden District will have a number of available and viable modes of transport from which to choose.

Each village has potential for a clear access strategy during construction which will enable multiple housebuilders to be accommodated on each phase in a manner which is sensitive to the environment for new residents in the villages as they evolve.

### DESTINATION | TRAVEL TIME
--- | ---
Edinburgh City Centre | 20 mins | 18 mins | 12 mins | -
Edinburgh Airport | 5 mins | 10 mins | - | -
Edinburgh Park Station / Tram Stop | 5 mins | - | - | 5 mins
Gyle Shopping Centre | 5 mins | - | - | 10 mins
Hermiston Gait Shopping Centre | 5 mins | - | - | 10 mins
Edinburgh’s Garden District (EGD) is now recognised by many as a key contributor in solving Edinburgh’s housing shortfall. The new district has the capacity to deliver up to 6,200 homes in a new and thriving residential community connected to the City through good public transport, pedestrian and cycling networks. The new homes will be complemented by a mixture of supporting uses and facilities including high quality public and green spaces.

A key objective in the planning promotion of Edinburgh’s Garden District has been to secure an allocation of the site for major residential and mixed use development in the Edinburgh Local Development Plan (LDP). This objective has come closer to fruition following the Council’s consideration of the Second Edinburgh Proposed Local Development Plan on 14 May 2015, when it supported the allocation of the northern part of EGD, known as Redheughs Village to be allocated within the LDP. This first phase of the Garden District has a potential capacity of 1,500 houses.

The proposed LDP is now under examination by the Directorate of Planning & Environmental Appeals (DPEA) and this is expected to be completed by Spring 2016.

Murray Estates has submitted an application for Planning Permission in Principle for the first phase, with an anticipated determination date in early Spring 2016.
Housing Issues in Edinburgh

In 2014 the Scottish Government intervened to modify the strategic development plan for South East Scotland (SESplan), to substantially increase the requirement of new housing allocation in Edinburgh.

The Council’s emerging Local Development Plan has therefore had to be amended to release more housing sites, and the City of Edinburgh Council has requested that the Directorate of Planning & Environmental Appeals (DPEA) support the allocation of the land East of Millburn Tower (Redheughs Village) for housing and associated uses.

Notwithstanding this action, there is a consensus of opinion that the LDP is still considerably short of allocating enough housing land to meet the SESplan requirement. Consequently the LDP may be adopted with further housing land allocations made. Murray Estates has recommended to the DPEA that the whole Garden District area is allocated for housing and community development, and the conclusion of the LDP Examination is awaited in this regard.

Edinburgh’s LDP is substantially delayed and so there is an accumulating shortfall of sites allocated for housing. This has led to a shortfall in the 5 year housing land supply which recent appeal decisions have confirmed amounts to a deficit of 6,000 homes in Edinburgh.

The LDP is so late that it is in danger of being superseded by the next version of SESplan. The SESplan 2 Main Issues Report, currently subject to consultation, is somewhat vague in respect to the next round of additional housing requirements, but does specifically indicate that West Edinburgh will be a focus for new housing. It is anticipated this will provide the context for the allocation of the whole of the Garden District, if this is not already achieved as an outcome of the current LDP Examination.

The Garden District Planning Strategy

In the context of the Council’s agreed support for housing at East of Millburn Tower (Redheughs Village), as well as the substantial recognised shortfall in the supply of housing in Edinburgh, Murray Estates considered it appropriate to submit a planning application for up to 1,500 new homes. The objective is for planning permission to be granted in early 2016.

In parallel with this, Murray Estates continue to promote the allocation of the Garden District as a whole through all available channels, being; Council Officers, Councillors, Community Councils, and the Scottish Government. The consultation process working with and listening to all stakeholders has resulted in virtually no community/public objections to the proposal and that there is a consensus of support amongst local communities in West Edinburgh and the main political parties.

It is anticipated that the context for the submission of a planning application for the whole of the Garden District is established by late 2016.
Edinburgh’s Garden District has 6 distinct Villages, each are deliverable independently of one another, if required. However, given the identified need for housing delivery in the short and medium term (2014-2019 and 2019-2024), each of the Villages can come forward in a phased manner alongside one another. Therefore, the Garden District provides the opportunity for at least 3, but up to 6, phases to start on site at the same time.

Each Village will have access to infrastructure that will include schools, neighbourhood centres, health facilities and public open space.

The plans for Scotland’s International Garden Showcase, The Calyx, are at the heart of the Garden District and set the context for the wider proposals. The Calyx will be a major visitor attraction as well as local community facility showcasing Scotland’s horticultural heritage while providing environmental education.

<table>
<thead>
<tr>
<th>Village</th>
<th>Hectares Gross</th>
<th>Hectares Net</th>
<th>Acres Gross</th>
<th>Acres Net</th>
<th>Housing Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redheughs</td>
<td>56.21</td>
<td>33.00</td>
<td>138.89</td>
<td>76.00</td>
<td>1,500</td>
</tr>
<tr>
<td>Gogarbank</td>
<td>28.94</td>
<td>20.26</td>
<td>71.51</td>
<td>50.06</td>
<td>750</td>
</tr>
<tr>
<td>Calyx</td>
<td>26.07</td>
<td>18.25</td>
<td>64.42</td>
<td>45.09</td>
<td>500</td>
</tr>
<tr>
<td>West Hermiston</td>
<td>34.34</td>
<td>24.04</td>
<td>84.85</td>
<td>59.40</td>
<td>850</td>
</tr>
<tr>
<td>Easter Hermiston</td>
<td>32.56</td>
<td>22.79</td>
<td>80.46</td>
<td>56.32</td>
<td>800</td>
</tr>
<tr>
<td>University</td>
<td>70.96</td>
<td>49.67</td>
<td>175.34</td>
<td>122.74</td>
<td>1,800</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>249.08</strong></td>
<td><strong>166.01</strong></td>
<td><strong>615.47</strong></td>
<td><strong>409.61</strong></td>
<td><strong>6,200</strong></td>
</tr>
</tbody>
</table>
Redheughs Village is situated on a 139 acre (56 Ha) site at the north end of the Garden District and will form the first important phase delivering up to 1,500 new homes.

This new community will be ideally placed to provide a mixture of housing types and densities to support the nearby business communities at Edinburgh Park, The Royal Bank of Scotland World Headquarters and the International Business Gateway, all of which are within walking and cycling distance. The new Edinburgh tram is also within walking distance, linking this new community to the city centre.

Community facilities will include a new primary school, and Neighbourhood Centre providing convenience shopping which will support this first and adjacent phases.

A planning application in principle was submitted in September 2015.
GOGARBANK VILLAGE

Lying south and adjacent to Redheughs Village, Gogarbank Village will provide up to 750 family homes in 71 acres (29 Ha) in an exceptional location. Benefiting from excellent road links and with nearby community infrastructure including schooling, this neighbourhood will be planned with pedestrians and cyclists taking priority.

<table>
<thead>
<tr>
<th>Hectares</th>
<th>Acres</th>
<th>Housing Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>Net</td>
<td>Gross</td>
</tr>
<tr>
<td>28.94</td>
<td>20.26</td>
<td>71.51</td>
</tr>
</tbody>
</table>

UNIVERSITY VILLAGE

This 175 acre (71 Ha) site lying immediately adjacent to Heriot Watt University’s campus will provide an important hub for the southern Garden District, creating a new neighbourhood of up to 1,800 homes to complement the existing University community. Local convenience shopping and a range of community facilities will be located immediately across from the university entrance. Education provision will include a primary school and is likely to be the new home for the new high school serving the district.

A range of densities and housing types will provide opportunities for flats and student housing in the core village area and larger family housing plots to the periphery of the site. Enjoying excellent transport links the new community will have a choice of bus and tram services as well as established walking and cycling links.

<table>
<thead>
<tr>
<th>Hectares</th>
<th>Acres</th>
<th>Housing Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>Net</td>
<td>Gross</td>
</tr>
<tr>
<td>70.96</td>
<td>49.67</td>
<td>175.34</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,800</td>
</tr>
</tbody>
</table>
**EASTER HERMISTON VILLAGE**

Offering a natural expansion of the University Village Easter Hermiston will provide a mixture of housing types and tenures. With the Union Canal at its heart the village will replicate some of the character and heritage of the nearby Hermiston Village and will deliver up to 800 units in this 80 acre (33 Ha) site.

**WEST HERMISTON VILLAGE**

Lying west of Hermiston Village this new neighbourhood will offer a variety of housing types, well connected to other parts of the Garden District. Incorporating the third primary school and local facilities serving the western Garden District the 850 new homes, in 85 acres (34 Ha) will be centred around the Union Canal and will benefit from an excellent environment including easy access to established transport links to the city whilst having open space and the countryside on its doorstep.
Sitting alongside the internationally themed Calyx, a horticultural and education focussed visitor attraction, the Calyx Village will provide a range of housing with lower densities in the most rural part of the new district. Occupying 64 acres (26 Ha) this new community of 500 mainly family homes will enjoy close links with the Calyx.

Households will benefit from their proximity to the adjacent West Hermiston Village sharing schooling and local facilities and transport linkages to other parts of the Garden District and the nearby hub at Hermiston Park and Ride.

**CALYX VILLAGE**

<table>
<thead>
<tr>
<th>Hectares</th>
<th>Acres</th>
<th>Housing Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>Net</td>
<td>Gross</td>
</tr>
<tr>
<td>26.07</td>
<td>18.25</td>
<td>64.42</td>
</tr>
</tbody>
</table>

www.edinburghgardendistrict.co.uk
THE CITY OF EDINBURGH

- Edinburgh is the Capital of Scotland and a major European destination
- Edinburgh’s population is 487,500 extending to 1,323,700 regionally and is forecast to increase 18% by 2037
- Edinburgh is a magnet for tourists from all over the world with over 3.5 million visiting every year
- 11 of Scotland’s top 20 tourist attractions are located in Edinburgh
- Two UNESCO World Heritage Sites, the “New Town” and the “Old Town”

- Edinburgh Airport flies direct to over 140 locations and served 10m passengers in 2014
- Edinburgh Train Station connects to London in 4.5 hours and handled over 20m passengers in 2014
- Edinburgh is home to four universities and two colleges of further education with over 100,000 students
- 45.9% of the city workforce is educated to degree level (over 25% higher than national average)
- Over 42,000 registered businesses in the City Region with more FTSE 100 companies than any other city in the UK outside of London
- Edinburgh has a 75.9% employment rate
- Average earnings £35,784, 3rd highest in the UK
- Edinburgh’s population is expected to increase 18% by 2037

EDINBURGH’S GARDEN DISTRICT

www.edinburghgardendistrict.co.uk
THE EDINBURGH RESIDENTIAL MARKET

Edinburgh is now leading the way in the Scottish residential market with values in the majority of locations at or above pre-recession peaks. The market is continuing to strengthen with sustainable growth forecast over the next five years.


THE PRIVATE RENTED SECTOR CURRENTLY MAKES UP 26% OF ALL HOUSEHOLDS IN EDINBURGH COMPARED TO 13% ACROSS SCOTLAND AS WHOLE. (SOURCE: SCOTTISH GOVERNMENT)

THE CONSTRANDED SUPPLY OF NEW HOUSE BUILDING IN EDINBURGH, WHICH Fell BY 35% IN 2014, IS LIKELY TO MAINTAIN HIGH RESIDENTIAL VALUES ACROSS THE CITY FOR THE FORESEEABLE FUTURE. (SOURCE: SCOTTISH GOVERNMENT)

GREENFIELD LAND VALUES IN EDINBURGH HAVE INCREASED BY 15% IN THE PAST 18 MONTHS

AVERAGE LAND VALUES IN THE URBAN FRINGE ARE NOW IN EXCESS OF £1.3M PER DEVELOPABLE ACRE DURING THE SECOND QUARTER OF 2015 REACHING £923, WHICH IS 24% HIGHER THAN THE FIGURE FIVE YEARS AGO. (SOURCE: REGISTERS OF SCOTLAND)

THE AVERAGE SELLING PRICE OF A NEW BUILD PROPERTY IN EDINBURGH IS £269 / SQ FT

RENTAL PRICES PER CALENDAR MONTH IN EDINBURGH INCREASED ANNUALLY BY 7% DURING THE SECOND QUARTER OF 2015 REACHING £923, WHICH IS 24% HIGHER THAN THE FIGURE FIVE YEARS AGO. (SOURCE: REGISTERS OF SCOTLAND)

AVERAGE LAND VALUES IN THE URBAN FRINGE ARE NOW IN EXCESS OF £1.3M PER DEVELOPABLE ACRE DURING THE SECOND QUARTER OF 2015 REACHING £923, WHICH IS 24% HIGHER THAN THE FIGURE FIVE YEARS AGO. (SOURCE: REGISTERS OF SCOTLAND)

THE AVERAGE CAPITAL VALUES IN EDINBURGH ARE LIKELY TO INCREASE BY 20.5% OVER THE FIVE YEAR PERIOD BETWEEN 2015 AND 2019, COMPARED TO 17.6% FOR THE UK AS A WHOLE. (SOURCE: SCOTTISH GOVERNMENT)

MAINSTREAM RENTAL VALUES IN EDINBURGH ARE LIKELY TO INCREASE BY 26.4% OVER THE FIVE YEAR PERIOD BETWEEN 2015 AND 2019 COMPARED TO 20.5% FOR THE UK AS A WHOLE. (SOURCE: SAVILLS RESEARCH)

AVERAGE SALES PRICE GROWTH

<table>
<thead>
<tr>
<th>Year</th>
<th>Edinburgh Mainstream Value Change Forecast</th>
<th>UK Mainstream Value Change Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>4.0%</td>
<td>3.5%</td>
</tr>
<tr>
<td>2016</td>
<td>4.5%</td>
<td>4.0%</td>
</tr>
<tr>
<td>2017</td>
<td>4.5%</td>
<td>4.0%</td>
</tr>
<tr>
<td>2018</td>
<td>3.0%</td>
<td>2.5%</td>
</tr>
<tr>
<td>2019</td>
<td>3.0%</td>
<td>2.5%</td>
</tr>
<tr>
<td>5-year growth</td>
<td>20.5%</td>
<td>17.6%</td>
</tr>
</tbody>
</table>
KEY STATEMENTS

MASTERPLAN AREA
675 ACRES
MAJORITY OWNED OR CONTROLLED BY MURRAY ESTATES

415 NET DEVELOPABLE ACRES

LOCAL PLAN EXAMINATION REPORTER REQUESTED TO INCLUDE

PHASE 1 DEVELOPMENT
(REDEUGHS VILLAGE - 1,500 UNITS)

UP TO 6,200 HOMES CREATING A NEW CITY DISTRICT

WORLD CLASS EXTENSION TO A WORLD CLASS CAPITAL CITY

SIGNIFICANT LOCAL AND POLITICAL SUPPORT FOR GARDEN DISTRICT AS NATURAL EXPANSION FOR EDINBURGH

EMERGING SOUTH EAST SCOTLAND PLAN (SESplan) MAIN ISSUES REPORT SUPPORTS INCLUSION OF WHOLE OF GARDEN DISTRICT

PLANNING APPLICATION FOR FIRST 1,500 RESIDENTIAL UNITS LODGED IN SEPTEMBER 2015

CLOSE TO EMPLOYMENT CENTRES (25,000 JOBS IN CLOSE PROXIMITY)

MUCH NEEDED NEW HOMES ALONGSIDE SIGNIFICANT SUPPORTING COMMUNITY, COMMERCIAL AND RETAIL INFRASTRUCTURE

OPPORTUNITY FOR PRS, STUDENT HOUSING AND RETIREMENT USES

EXCELLENT ACCESS TO BUS, TRAIN, TRAM & AIR TRANSPORT

EDINBURGH’S GARDEN DISTRICT

www.edinburghsgardendistrict.co.uk
MISREPRESENTATION ACT

These particulars do not form any part of a contract. Neither the developer, the joint agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Published October 2015.

FOR FURTHER INFORMATION PLEASE CONTACT:

BEN BROUGH
bbrough@savills.com
+44 (0) 131 247 3730

RICHARD REES
rees@savills.com
+44 (0) 207 016 3726

www.savills.co.uk
www.murray-estates.co.uk

A DEVELOPMENT BY: