

Strategic Land Opportunity

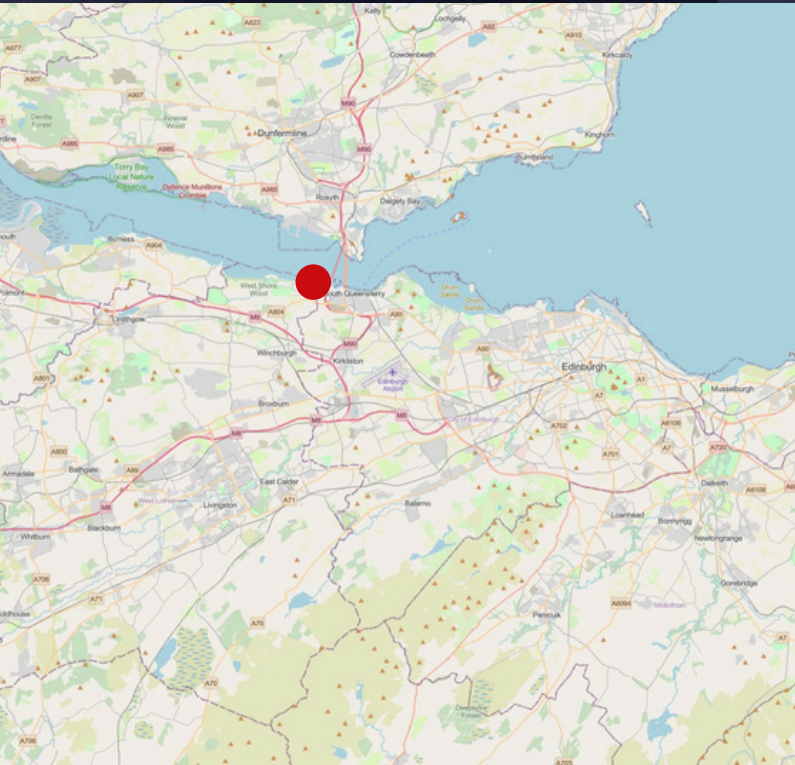
ECHLINE, SOUTH QUEENSFERRY, EDINBURGH

STRATEGIC DEVELOPMENT LAND FOR SALE



KEY HIGHLIGHTS

- Strategic Development Land Opportunity
- Site extending to approximately 48.89 acres (19.79 ha)
- Excellent suburban Edinburgh location. Adjacent to the established settlement of South Queensferry
- Strong transport links to Edinburgh, as well as Glasgow, Aberdeen and Inverness
- Adjacent to J1A of the M90 motorway



LOCATION, CONNECTIVITY AND SITUATION

South Queensferry, home to c.10,000 residents, is a picturesque coastal town located 10 miles northwest of Edinburgh city centre, offering a charming blend of historic character and modern convenience. Located within the City of Edinburgh Local Authority area, the town boasts a variety of cafes, restaurants, and pubs, many with stunning views of the Forth Bridges. Local shopping is well catered for with a Tesco Superstore, Scotmid and several independent retailers.

Over recent years, there have been significant expansions of the town with developments such as Bridgewater Village, a master planned area that has supported almost 1,000 private and social homes delivered by CALA Homes and Lovell Homes in the area between the Forth Road Bridge and the Queensferry Crossing.

South Queensferry is also well positioned for leisure activities, with scenic walks along the Forth shoreline and nearby attractions such as Dalmeny Estate and Hopetoun House. Dundas Parks Golf Club is located just 1.5 miles from the site with other notable nearby courses including the Royal Burgess and Bruntsfield Links. The town is also known for the yacht and dinghy sailing available at the town's marina, Port Edgar.

With direct access to Junction 1A of the M90 motorway, the site is strategically located to benefit from onwards access to the A9 and A90 for Aberdeen and Inverness as well as the M8 and M9 motorways leading to Stirling and Glasgow.

The site benefits from good quality local schooling and is within the catchment boundary for Echline Primary School, located 0.8 miles from the site as well as St Margaret's RC Primary School being located 1.9 miles away. Queensferry High School, the local secondary school situated in a new £40m complex, is situated 2.1 mile from the site, while denominational secondary education is available at St Augustine's RC High School in Edinburgh, 8.8 miles away.

Public transport options are readily available with the nearest bus stop situated 0.4 miles away at Echline Corner (adjacent to the Queensferry Heights development) which provides services into South Queensferry and Edinburgh. Rail connections are available at Dalmeny Railway Station, situated around 2.1 miles away. The station provides direct services between Edinburgh Waverley and Fife with a journey time of c.20 minutes into Edinburgh Waverley and up to 50 trains running per day to the station.

Echline

Strategic Development Land



DESCRIPTION

The site lies adjacent to South Queensferry and Junction 1A of the M90 motorway, the main arterial route linking Edinburgh with Perth, Dundee, Aberdeen and Inverness. The site extends to c.49 acres of gently undulating farmland.

The site is bounded by the small hamlet of Linn Mill to the north, by the M90 motorway to the east, agricultural land and the Progress Rail steel foundry to the west and Bullyeon Road to the south. The majority of the eastern edge of the site was temporarily used by Transport Scotland as the site compound to support the construction of the Queensferry Crossing and has subsequently been restored.

The image on the left indicates the site's title boundary (shaded yellow). The site benefits from a right of access and egress for all purposes at all times over the area shaded blue. Interested parties should review the title documents for full details of this right.



PLANNING

The site is designated as a Countryside Policy Area under policy 'Env 10' of Edinburgh's current development plan.

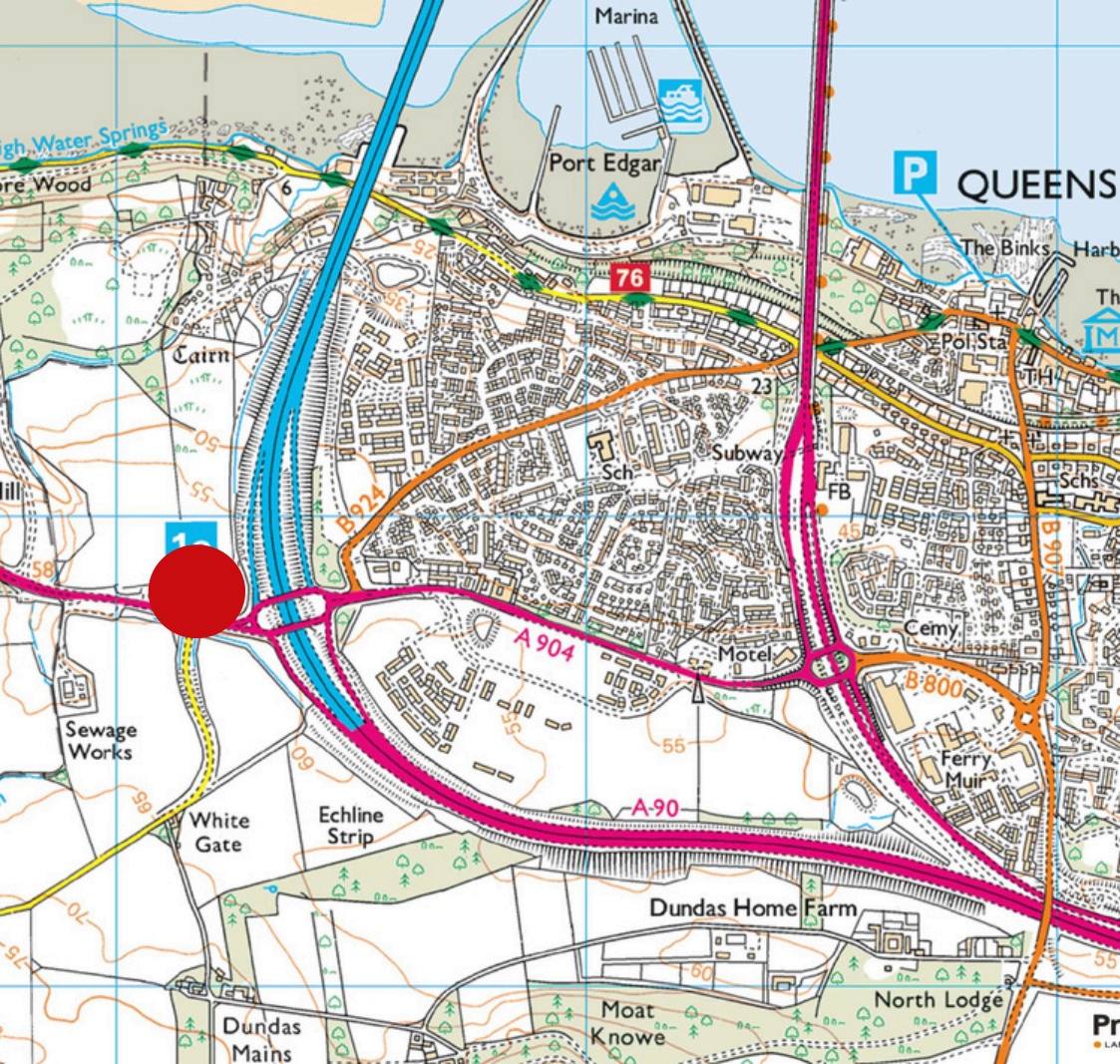
It is considered that the site has potential scope to be developed for a number of uses, subject to appropriate planning promotion being sought.

The next opportunity to promote the site is likely to occur in July 2026 when The City of Edinburgh Council is expected to open its 'Call for Ideas' to frame its next Local Development Plan, 'City Plan 2040'.

Interested parties should make their own investigations with the local authority and seek professional planning advice.

OCCUPATION

The land is currently farmed by the owner using contractors.



METHOD OF SALE

The Heritable Interest (Scottish equivalent of English Freehold) in the site is offered for sale.

Parties should note interest with Savills in the first instance in order to be kept informed of any updates and to receive any further information.

The owner reserves the right to not accept the highest, if any, offer and to sell the property without reference to any other party. The vendors may require overage / clawback provisions.

VAT

The site is not elected for VAT.

TECHNICAL INFORMATION

A suite of technical information is available on request from the selling agents via a dataroom.

CONTACT

For further information please contact:

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