

## SAVILLS DEVELOPMENT 2025 DEALS

The Savills Scotland Development team transacted on 24 deals with capacity for 2,219 units, with a total land value of over £122 million.



### EDINBURGH GARDEN DISTRICT

|              |                                                                                                                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q1 2025                                                                                                                                                                                                                                                    |
| Location     | Edinburgh                                                                                                                                                                                                                                                  |
| Price        | £35,100,000                                                                                                                                                                                                                                                |
| Existing use | Residential                                                                                                                                                                                                                                                |
| Size         | 18.19 acres                                                                                                                                                                                                                                                |
| Summary      | Following the sale of a 1,100 unit site to Places for People in December 2024, we were retained by the purchaser to sell a parcel of 285 units. A sale was agreed on an unconditional basis for a fully serviced development parcel to Barratt Redrow PLC. |



### UNIVERSITY OF GLASGOW SITES

|              |                                                                                                                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q4 2025                                                                                                                                                                                                                                          |
| Location     | West End, Glasgow                                                                                                                                                                                                                                |
| Price        | In excess of £3,300,000                                                                                                                                                                                                                          |
| Existing use | Office & HMO Residential                                                                                                                                                                                                                         |
| Size         | 21,060 sq ft                                                                                                                                                                                                                                     |
| Summary      | Representing the University of Glasgow to dispose of two villas and a tenement block of HMO apartments. An unconditional basis sale was agreed from the competitive closing date with a swift conclusion thereafter for residential conversions. |



### FORMER AECC

|              |                                                                                                                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q4 2025                                                                                                                                                                                                                                                    |
| Location     | Aberdeen                                                                                                                                                                                                                                                   |
| Existing use | Former exhibition centre                                                                                                                                                                                                                                   |
| Size         | 36.02 acres                                                                                                                                                                                                                                                |
| Summary      | Acting on behalf of Aberdeen City Council and Henry Boot Developments, Savills secured the sale of the former Aberdeen Exhibition and Conference Centre. The site was sold in late 2025 to Persimmon with the benefit of a detailed consent for 322 homes. |



### NEW BRUNSTANE

|              |                                                                                                                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q3 2025                                                                                                                                                                                                                             |
| Location     | Edinburgh                                                                                                                                                                                                                           |
| Price        | £27,500,000                                                                                                                                                                                                                         |
| Existing use | 1,330 unit masterplan - Phase 1                                                                                                                                                                                                     |
| Size         | 69.31 acres                                                                                                                                                                                                                         |
| Summary      | Appointed alongside JLA to dispose of New Brunstane Phase 1 for EDI Group. The site was sold to Dandara Homes following receipt of full planning permission for a development of 676 new homes, including 25% affordable provision. |



### CRAIGIEHALL

|              |                                                                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q1 2025                                                                                                                                                                                     |
| Location     | Edinburgh                                                                                                                                                                                   |
| Price        | £900,000                                                                                                                                                                                    |
| Existing use | Former military barracks                                                                                                                                                                    |
| Size         | 3.5 acres                                                                                                                                                                                   |
| Summary      | Category A listed, 17th-century country house extending to 25,000 sq ft. A competitive closing date was set following a successful marketing campaign, and the site was sold for hotel use. |



### CARLISLE STREET

|              |                                                                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q2 2025                                                                                                                                                                                                      |
| Location     | Glasgow                                                                                                                                                                                                      |
| Price        | £3,300,000                                                                                                                                                                                                   |
| Existing use | Former industrial land                                                                                                                                                                                       |
| Size         | 16.65 acres                                                                                                                                                                                                  |
| Summary      | The land had Planning Permission in Principle for 300 units in an area which has undergone significant regeneration in recent years. The site was sold on a non-conditional basis to a car auction operator. |

# SCOTLAND DEVELOPMENT



DISPOSAL

## KILGRASTON SCHOOL

**Date** Q3 2025  
**Location** Perthshire  
**Existing use** Boarding school  
**Size** 55.45 acres  
**Summary** Instructed to market the 55-acre former Kilgraston School (in administration), securing an unconditional sale for its extensive facilities and residences.



DISPOSAL

## GATTONSIDE

**Date** Q4 2025  
**Location** Scottish Borders  
**Existing use** Residential  
**Size** 33.1 acres  
**Summary** On behalf of The Brothers of Charity, secured an unconditional sale of Gattonside House with planning for 52 homes, sold to Fortis Homes.



DISPOSAL

## CUSTOM HOUSE

**Date** Q3 2025  
**Location** Dundee  
**Existing use** Derelict  
**Size** 0.94 acres  
**Summary** A listed, three-storey Georgian building with consent for conversion and development. Secured the sale to a London-based private developer.



DISPOSAL

## HOGHILL FARM

**Date** Q2 2025  
**Location** East Calder, West Lothian  
**Price** £3,750,000  
**Existing use** PPP for 90 new homes  
**Size** 19.74 acres  
**Summary** On behalf of Hallam Land, sold a greenfield site with consent for 90 homes (including 25% affordable) to Miller Homes.



DISPOSAL

## GREENBANK CHURCH

**Date** Q2 2025  
**Location** Glasgow  
**Price** £1,600,000  
**Existing use** Former church hall and grounds  
**Size** 0.95 acres  
**Summary** Located in the desirable suburb of Clarkston, the site was sold to Morrison Care for the delivery of a 50-bed care home facility.



DISPOSAL

## RAVELSTON PARK

**Date** Q3 2025  
**Location** Edinburgh  
**Price** £1,700,000  
**Existing use** Former care home  
**Size** 9,700 sq ft  
**Summary** Traditional Ravelston stone villa, sold with vacant possession for a proposed development of luxury apartments.



DISPOSAL

## BROOKLEA

**Date** Q3 2025  
**Location** Currie, Edinburgh  
**Price** £400,000  
**Existing use** Residential  
**Size** 1.82 acres  
**Summary** Existing dwelling with development site, holding Planning Permission in Principle for three homes, marketed and sold for residential development.



DISPOSAL

## CHURCH ROAD, IRVINE

**Date** Q1 2025  
**Location** Irvine, Ayrshire  
**Price** £700,000  
**Existing use** Agriculture  
**Size** 26.73 acres  
**Summary** Strategic brownfield land disposal on a the former Ayrshire Metals site.



DISPOSAL

## 30 WELLGATE STREET LARKHALL

**Date** Q2 2025  
**Location** Larkhall, South Lanarkshire  
**Price** £700,000  
**Existing use** Residential Portfolio  
**Size** 8,746 sq ft  
**Summary** The portfolio of 12 flats generated £6,035 per month. The portfolio was fully let at purchase and later sold to a private buyer for an unconditional price.

# SCOTLAND DEVELOPMENT



## DAVIDSON HOUSE

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Date         | Q4 2025                                                                                                                               |
| Location     | Edinburgh                                                                                                                             |
| Existing use | Care home                                                                                                                             |
| Size         | 1.8 acres                                                                                                                             |
| Summary      | Sold on behalf The Salvation Army. Following the closure of Davidson House Care Home the property was sold on an unconditional basis. |



## EAGLE LODGE AND ASKBROOK HOUSE

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Date         | Q4 2025                                                                  |
| Location     | Edinburgh                                                                |
| Price        | Care home                                                                |
| Existing use | 2.6 acres                                                                |
| Size         | On behalf of the Salvation Army,                                         |
| Summary      | the subjects were sold as a going concern to a local care home operator. |



## SPOUTWELLS PHASE 2

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Date         | Q2 2025                                                                                                      |
| Location     | Perthshire                                                                                                   |
| Price        | c.£1,900,000                                                                                                 |
| Existing use | Agricultural                                                                                                 |
| Size         | 19.12 acres                                                                                                  |
| Summary      | Strategic agricultural land and buildings, zoned for residential development and sold with 174-unit consent. |



## LYONCROSS

|              |                                                    |
|--------------|----------------------------------------------------|
| Date         | Q2 2025                                            |
| Location     | Aurs Road, Barrhead                                |
| Price        | £2,000,000                                         |
| Existing use | Garden ground and house                            |
| Size         | 8.59 acres                                         |
| Summary      | House and garden ground for 39-unit redevelopment. |



## ERSKINE

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Date         | Q2 2025                                                                                      |
| Location     | Glasgow                                                                                      |
| Price        | £1,250,000                                                                                   |
| Existing use | Agricultural                                                                                 |
| Size         | 9.18 acres                                                                                   |
| Summary      | Bare agricultural land for residential development with expectation of consent for 75 units. |



## STRATEGIC LAND PORTFOLIO

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Date         | Q2 2025                                                                                           |
| Location     | East Dunbartonshire/North Lanarkshire                                                             |
| Existing use | Agricultural                                                                                      |
| Size         | 147.26 acres (all three sites)                                                                    |
| Summary      | Unconditional sale of Strategic Land Portfolio with potential for future residential development. |

## SAVILLS SCOTLAND DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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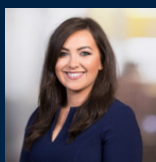
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