



NEW
WAVERLEY
EDINBURGH



residential
investment opportunity

EXECUTIVE SUMMARY

Artisan Real Estate Investors have instructed Rettie & Co and Savills to jointly seek purchasers or Joint Venture Partners for the residential elements of the mixed use scheme New Waverley in the heart of Edinburgh.

The 7.5 acre mixed use site is superbly located between The Royal Mile in Old Town and Edinburgh Waverley Train Station. The location is ideally situated for PRS and/or the residential sales market.

Residential Blocks

The currently consented design has been reviewed and optimised to deliver a higher density scheme. The following accommodation could be delivered subject to the approval of two Material Variation Applications and major Change of Use Application:

Block 1 - South Block (CG4 South)

62 Private residential apartments 60,780 sq ft NSA

Block 2 - North Block (CG4 North)

91 Private residential apartments 64,448 sq ft NSA

Block 3 - North Block (CG3 North)

91 Private residential apartments 58,706 sq ft NSA

- 145 secure underground car parking spaces.



WHY CHOOSE EDINBURGH?

Edinburgh is the capital of Scotland and one of the UK's most successful and prosperous cities. The City is the UK's second financial centre and Europe's fourth by equity assets. It is an economically strong and diverse city region with a population of 487,500 and an estimated

catchment of 1.2 million and is forecast to grow further.

The city is home to the Scottish Parliament, much of Scotland's legal system and 6 of Scotland's top 10 visitor attractions. It is also home to more than 35 international consulates.

Finance and Business

- Edinburgh boasts more FTSE 100 companies than any other UK city outside London
- Edinburgh is the world's 11th largest hedge fund management centre
- Edinburgh is the UK's most favoured city after London to hold an international conference
- Levels of e-connectivity in Edinburgh are amongst the highest in the UK

Education and Workforce

- Edinburgh is home to 4 universities, 2 super colleges and over 89,000 students
- Edinburgh's workforce is one of the most highly qualified in the UK with 45.3% of the population holding a degree level or professional qualification. This compares to a UK average of 28.5%.
- Nearly 50% of Edinburgh's workforce is employed in high value knowledge jobs
- Edinburgh residents have the second highest gross disposable incomes in the UK outside London

World Class Talent

Attracted by the skilled workforce on offer Edinburgh is home to a wide range of Technology, Creative and Bioscience companies, many of whom have started and grown within the city - Microsoft, Amazon, Skyscanner, FanDuel, Craneware, FreeAgent, Kotikan, and Rockstar North.

Tourism

- Edinburgh is the UK's second largest tourist destination outside London
- The city is host to Europe's biggest New Year celebration
- Edinburgh attracts over 3.5 million visitors annually
- The city's hotel occupancy is the second highest in Europe
- Trip Adviser named Edinburgh one of the top ten best destinations in the UK and one of the top ten food and wine cities in Europe

Lifestyle

Edinburgh is recognised throughout the world as a fantastic place to live and is regularly voted "one of the best places to live in the UK."

Festivals

The world's festival capital is home to an unparalleled calendar of events – here's a selection:

- International Festival
- Festival Fringe
- Comedy Festival
- International Film Festival
- International Book Festival
- International Science Festival
- Jazz and Blues Festival
- Art Festival
- The Festival of Politics
- Mela
- International Television Festival
- Interactive Festival
- The Royal Edinburgh Military Tattoo
- Scottish International Storytelling Festival
- Imaginate Festival
- Scottish Tattoo Convention



Excellent Connectivity

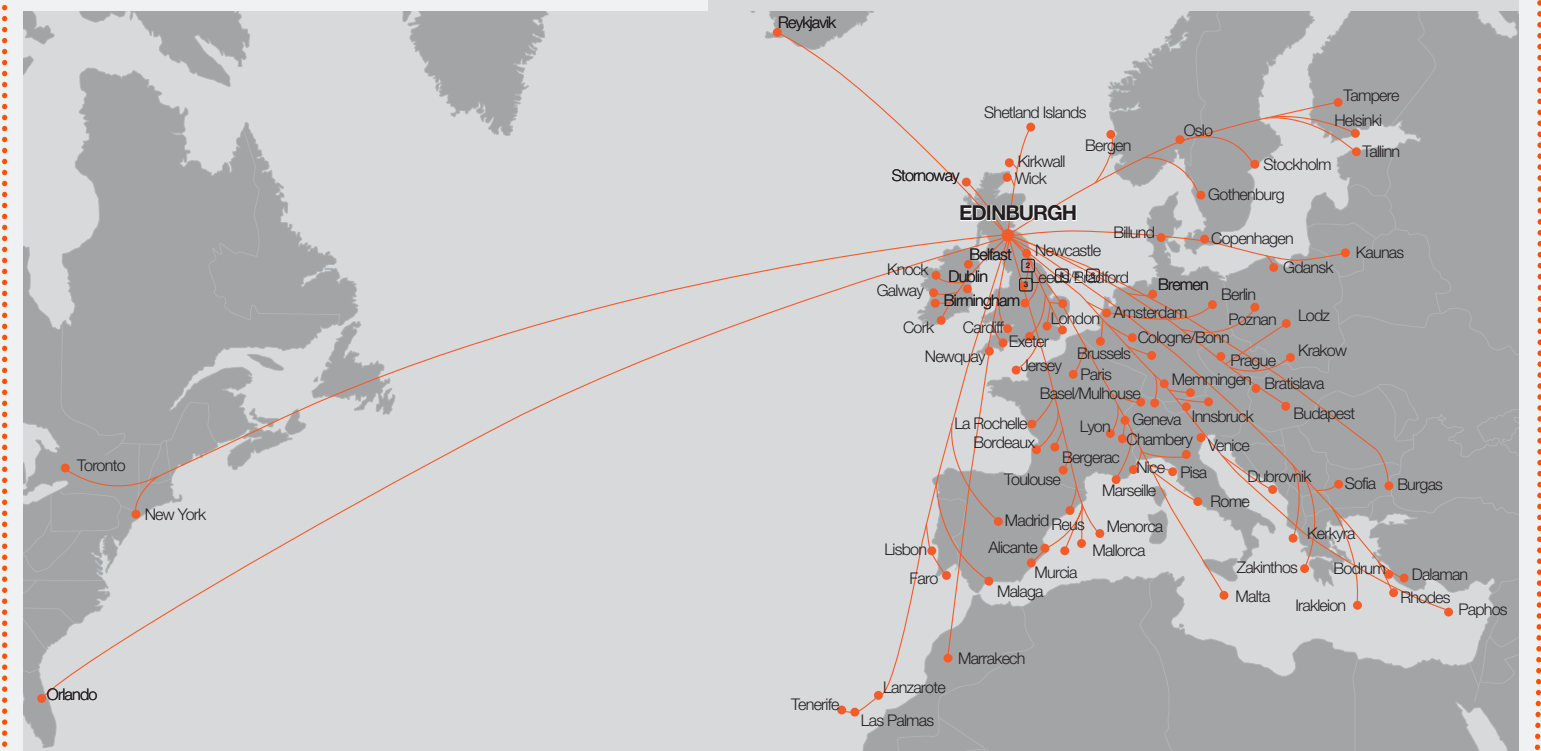
Road – Edinburgh benefits from excellent road communications, with the A1 dual carriageway providing access to the east coast and south, the M8 motorway linking to Glasgow and Livingston to the west, and the M9 and M90 motorways linking Edinburgh with the north of Scotland.

Rail – Edinburgh has two main railway stations, Waverley and Haymarket Station. New Waverley is situated only 3 minutes walk from Waverley Station with Kings Cross Station in London just over 4 hours away via the east coast mainline service. Waverley Station also provides extensive commuter and national rail services, including frequent services to Glasgow.

Air – Edinburgh International Airport is located in the west of the city and is one of the UK's fastest growing airports, with daily flights to over 120 domestic and international destinations. The airport served approximately 9 million passengers in 2012.

Tram - the new Edinburgh tram network, completed in 2014, connects Edinburgh city centre to Edinburgh Airport and provides the fastest airport to city centre link anywhere in the world.

40 airlines flying to 130 destinations worldwide





CAPITAL GAINS...

a brilliant new urban realm

Nestling between the majestic Salisbury Crags and monument strewn Calton Hill, a 7.5 acre site in the heart of Edinburgh's city centre is undergoing a dramatic metamorphosis. Located in the Old Town, on the Royal Mile, rich history combines seamlessly with cutting edge contemporary architecture to create "New Waverley" an exciting and vibrant new mixed use destination.





New Waverley from East Market Street

THE DEVELOPMENT

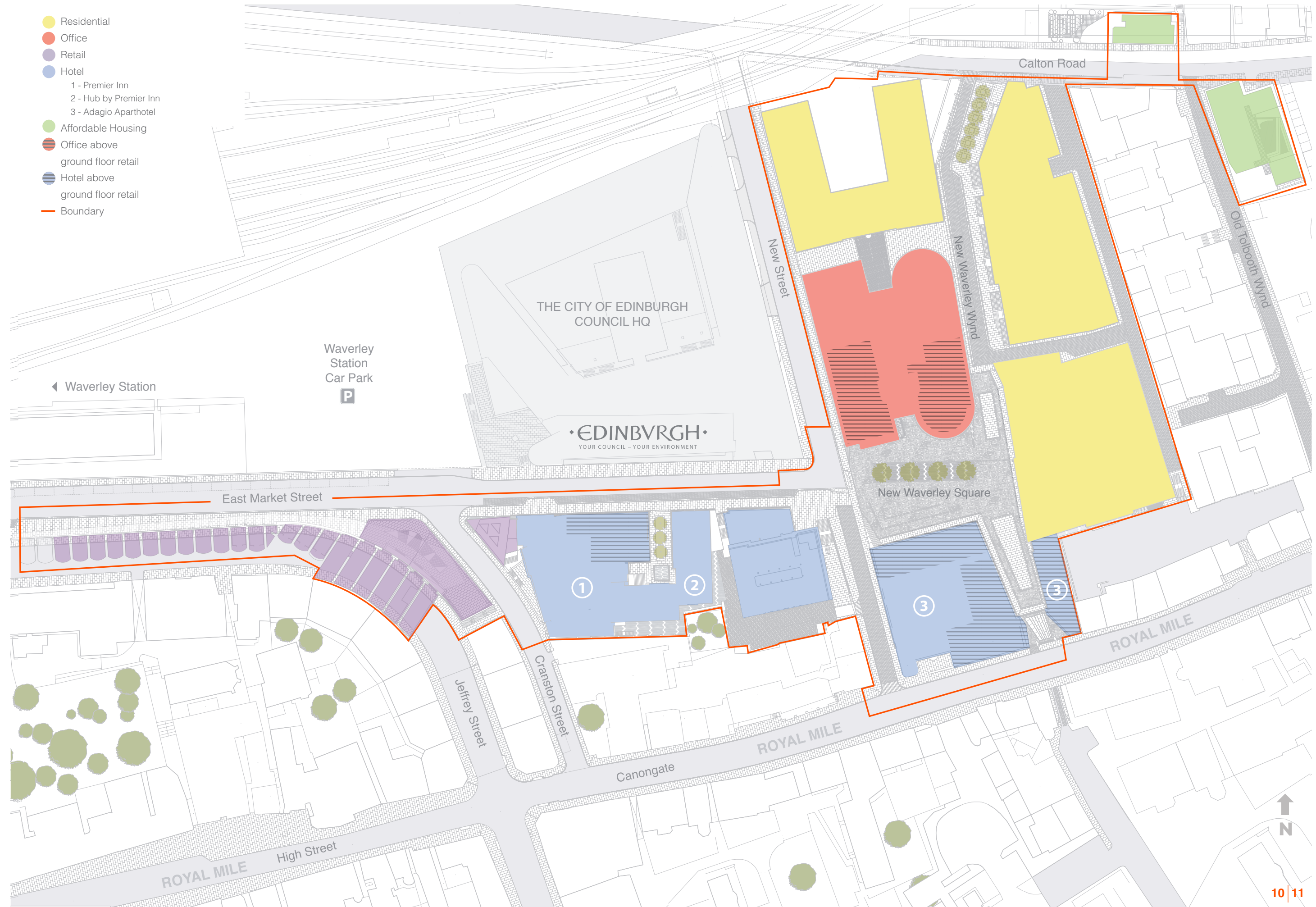
- £180 million ground-breaking development
- New £6.5 million civic square
- 4 brand new hotels opening from February 2016 onwards delivering 430 bedrooms:

Premier Inn	127 beds
Hub by Premier Inn	121 beds
The Adagio Aparthotel	146 beds
- Up to circa 100,000 sq ft (NIA) of cutting edge Grade A office space
- 28 new retail and leisure businesses
- 148 - 244 stunning apartments
- 15 renovated brick "Arches" for independent retail and leisure operators
- 40 affordable homes completed in 2015
- A vibrant new community

**A wonderful place to work, live,
shop, relax and enjoy life.**

MASTER PLAN

Accessibility was to the fore when the New Waverley master plan was conceived. Pedestrian access is provided from the Royal Mile, Cranston Street, East Market Street, New Street, Old Tolbooth Wynd and Calton Road, with numerous footpaths leading to New Waverley Square, the beating heart of the development. People are welcome to stroll through, rendezvous with friends or simply relax and take in the views, many of which are spectacular.



GETTING AROUND

Getting to and from New Waverley couldn't be easier given the array of transport connections all close by. Waverley Station transport interchange is only 4 minutes' away offering regular trains throughout the Lothians, Scotland and the UK. Waverley is also home to the Airlink bus service with the trip to Edinburgh International Airport taking only 30 minutes. Numerous bus routes serve Princes Street, North Bridge, South Bridge and Canongate accessing all parts of the city and a stop on the new tram route linking the city centre and the airport is only 9 minutes' walk away at St Andrew Square. Car access is easy with various key arterial routes all within minute's drive time.

Walk this Way

One of the joys of the capital is getting around on foot. Edinburgh is an extremely compact city with most places within easy walking distance and all of the city centre's key retail, tourist and business destinations easily accessible from New Waverley.

Walking Times

Bus Stop (on Canongate)	01 min
Waverley Station	03 mins
Bus Stops (on South Bridge)	05 mins
Airlink Bus Stop	06 mins
Princes Street	06 mins
Nearest Taxi Rank	04 mins
Tram Stop (St Andrew Square)	09 mins
Edinburgh Bus Station	10 mins
Edinburgh Castle	13 mins

Key

Tram Route	Major Bus Routes
Airport Link Bus	Lothian Bus Route 35
Taxi Rank	National Cycle Route 1

Hotels

- 1 Balmoral Hotel
- 2 Scotsman Hotel
- 3 Radisson SAS
- 4 Carlton Highland
- 5 Jurys Inn
- 6 The Glasshouse Hotel
- 7 Holiday Inn Express
- 8 George Hotel
- 9 Ramada Mount Royal
- 10 Missoni Hotel
- 11 SoCo/Accor
- 12 Thistle King James Hotel
- 13 Holiday Inn Express

Restaurants

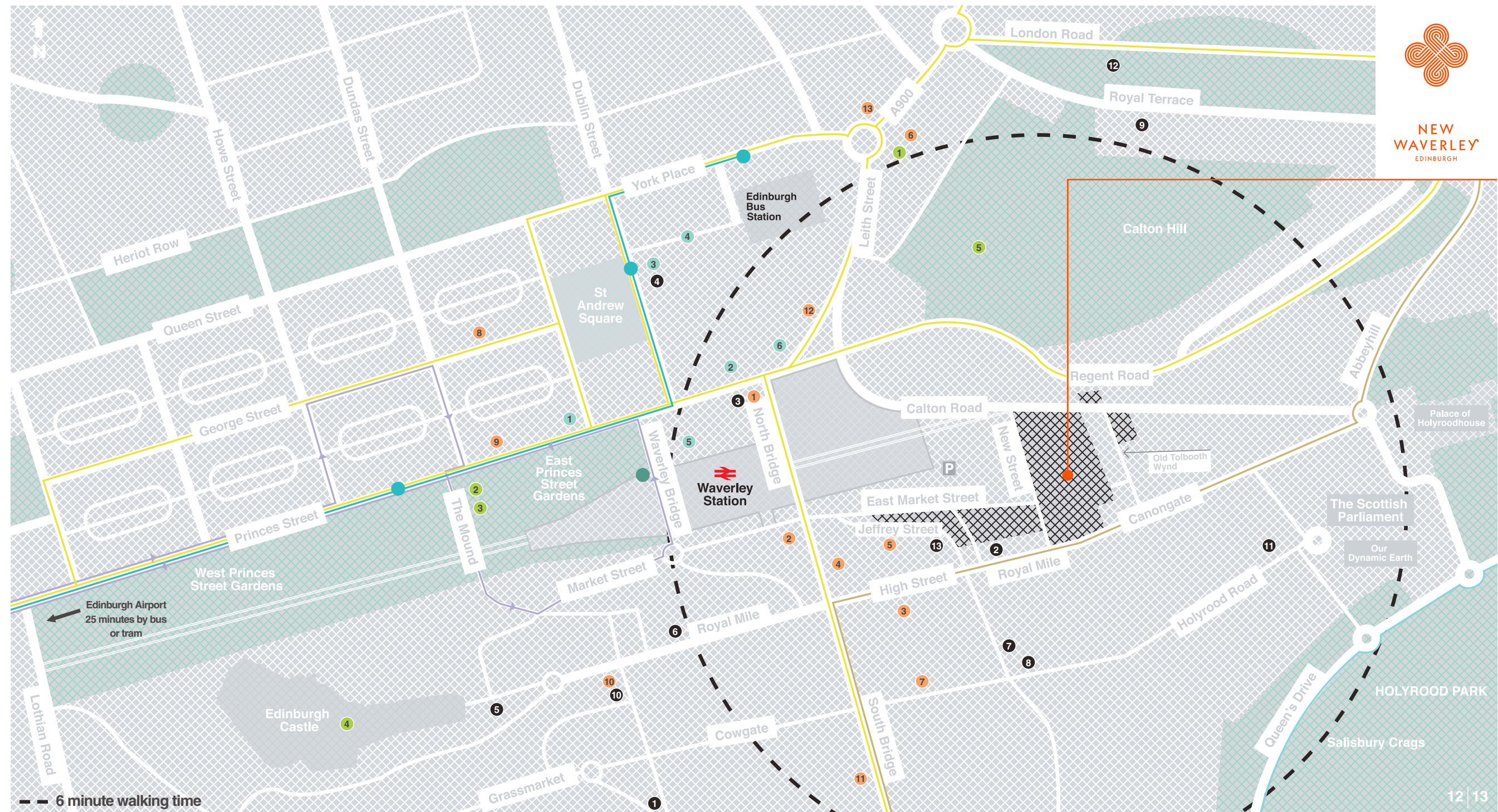
- 1 The Outsider
- 2 Wedgwood
- 3 Balmoral
- 4 Harvey Nichols
- 5 The Witchery
- 6 Angels with Bagpipes
- 7 David Bann
- 8 The Holyrood 9A
- 9 21212
- 10 Ondine
- 11 Hemma
- 12 The Gardener's Cottage
- 13 La Garrigue

Leisure

- 1 Omni Centre
- 2 The Royal Scottish Academy
- 3 The National Galleries of Scotland
- 4 Edinburgh Castle
- 5 Calton Hill & City Observatory

Retail

- 1 Jenners
- 2 Apple
- 3 Harvey Nichols
- 4 Multrees Walk
- 5 Princes Mall Shopping Centre
- 6 St James Shopping Centre (John Lewis)



NEW
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BY DAY

THE COVENT GARDEN OF EDINBURGH

From a breakfast snack to a business lunch, a mocha to a macchiato, the New Waverley experience will be truly rewarding. For food to go, or a relaxing break, a wonderful choice of coffee shops, bars and restaurants await. Foodies will love our retail stores, many of them independent, where they can sample the finest produce from around the globe, indulge their gastronomic tastes or simply choose ingredients for a meal at home.





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BY NIGHT

As the sun goes down the heat turns up as the numerous bars, restaurants and eateries switch seamlessly from day to night. A brilliant venue to unwind after work, kick back and relax or enjoy a pre-theatre dinner – the perfect place to meet up with friends or celebrate something special.

New Waverley.....

Delivering a new going out zone in the heart of the capital surrounded by history and culture.



A BRILLIANT, BUSTLING, SIZZLING SCINTILLATING NEIGHBOURHOOD

In an area awash with life and colour there really is something unexpected and interesting around every corner. Historic sites, visitor attractions and museums abound and art buffs will relish the City Arts Centre, Fruitmarket and Ingleby galleries. The University of Edinburgh and Edinburgh College of Art lie nearby and the Royal Mile and its wynds and closes are peppered with cafés, restaurants, bars and specialty shops.

With the arrival of New Waverley, this vibrant and rewarding area is about to get even better. This new development critically links the historic medieval Old Town of Edinburgh with the Georgian New Town. The development is truly at the heart of Edinburgh old and new and is becoming the contemporary hub of the city where the migration of quality companies is heading whether they be office users, retailers, leisure operators, hotel operators or residential occupiers.



THE
DEVELOPER
ARTISAN

artisanrei.com



Artisan Real Estate Investors is a real estate investment and development advisory business formed by a powerful consortium of South African and Isle of Man based investors.

Artisan Real Estate Investors brings together more than 20 years of experience in Grade A office, retail, industrial, residential and leisure developments. Artisan's specialism is in delivering large mixed use schemes. Artisan has broad experience having recently completed on two student accommodation schemes in Birmingham and has advised on acquisitions totaling in excess of £100m across the UK, Germany and Switzerland.

Partners in Artisan include property developers Atterbury, who have a 20 year track record of delivering prestigious mixed use developments across the Southern Hemisphere including the development of the Mall of Africa with 155,000 sq m office space completed which is only one third of the whole site. Sanlam a dominant financial services conglomerate together with private equity firm Argosy Capital provide strong shareholder support.

"We are now creating, in the very heart of Edinburgh, one of Europe's most exciting and vibrant mixed-use communities, which will set an international benchmark for sensitive and innovative development.

The New Waverley development will balance ambitious and flexible commercial priorities with a genuine understanding of the area's community and civic context. This is a long overdue opportunity to revitalise a strategic city centre location between Waverley Station and the Scottish Parliament - whilst being part of the very fabric of the historic heart of the city.

Edinburgh's Old Town finally has the exciting new destination that it deserves."

Lukas Nakos, Managing Director, Artisan



PLANS: BLOCK 1 (CG4 SOUTH)

ACCOMMODATION SUMMARY TABLES

Block 1 (CG4 South)

Type	Beds	Number	Average sq m	Average sq ft	Total sq m	Total sq ft
Apartment		57	86	924	4,891	52,641
	1	19	61	654	1,154	12,421
	2	31	91	975	2,807	30,212
	3	7	133	1,430	930	10,008
Maisonette		2	139	1,502	279	3,003
	2	1	127	1,369	127	1,369
	4	1	152	1,634	152	1,634
Mews	2	3	159	1,712	477	5,136
Total		62	91	980	5,647	60,780

Block 2 (CG4 North)

Type	Beds	Number	Average sq m	Average sq ft	Total sq m	Total sq ft
Apartment			66	708	5,987	64,448
	1	17	52	562	887	9,552
	2	60	71	767	4,278	46,048
	Studio	10	37	403	374	4,026
Townhouse	3	4	112	1,206	448	4,822
Total		91	66	708	5,987	64,448

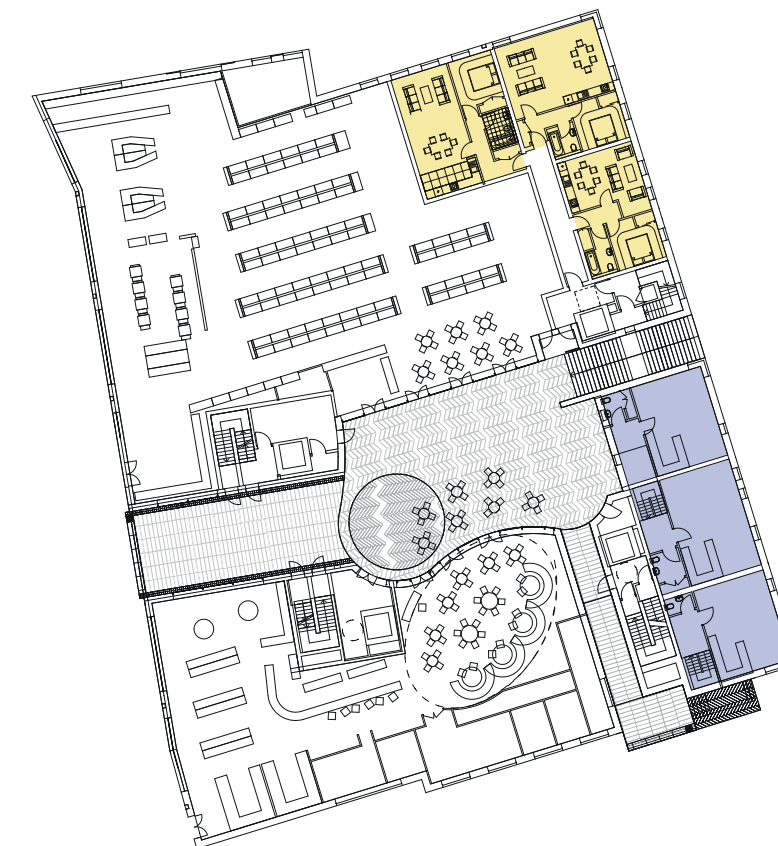
Block 3 (CG3 North)

Type	Beds	Number	Average sq m	Average sq ft	Total sq m	Total sq ft
Apartment		91	60	645	5,454	58,706
	1	18	47	504	842	9,063
	2	58	70	758	4,086	43,981
	Studio	15	35	377	526	5,662
Total		91	60	645	5,454	58,706



CG4 South Apartments BASEMENT

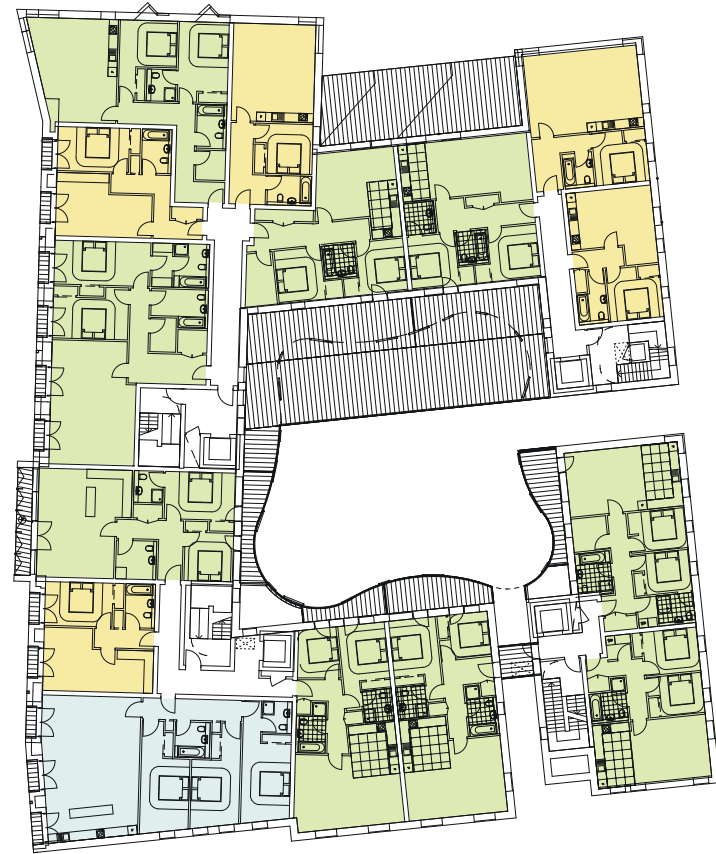
- bikes
- refuse
- mews
- stairs



CG4 South Apartments GROUND

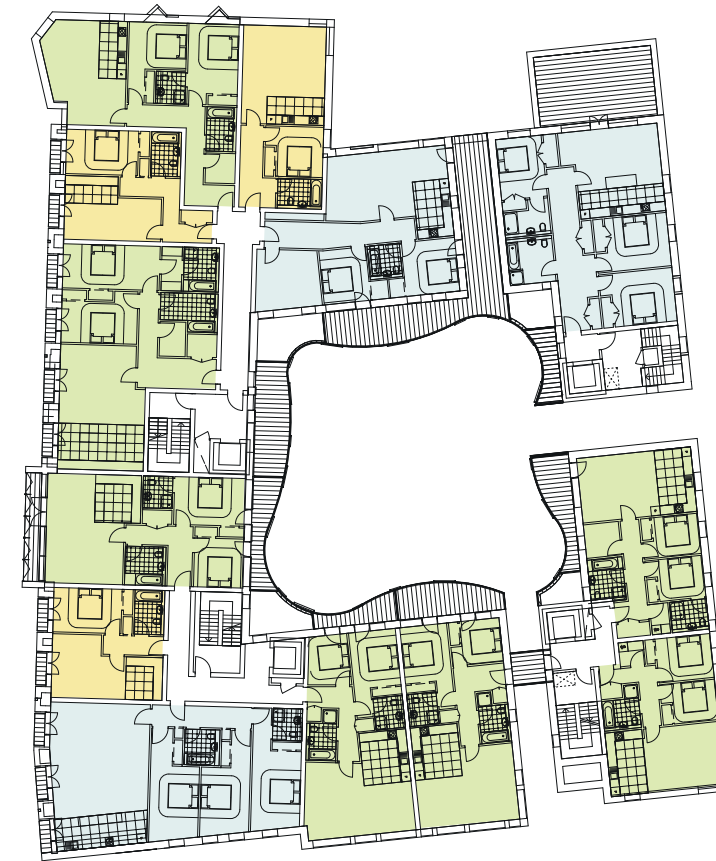
- apartment
1 bedroom
- mews

PLANS: BLOCK 1 (CG4 SOUTH)



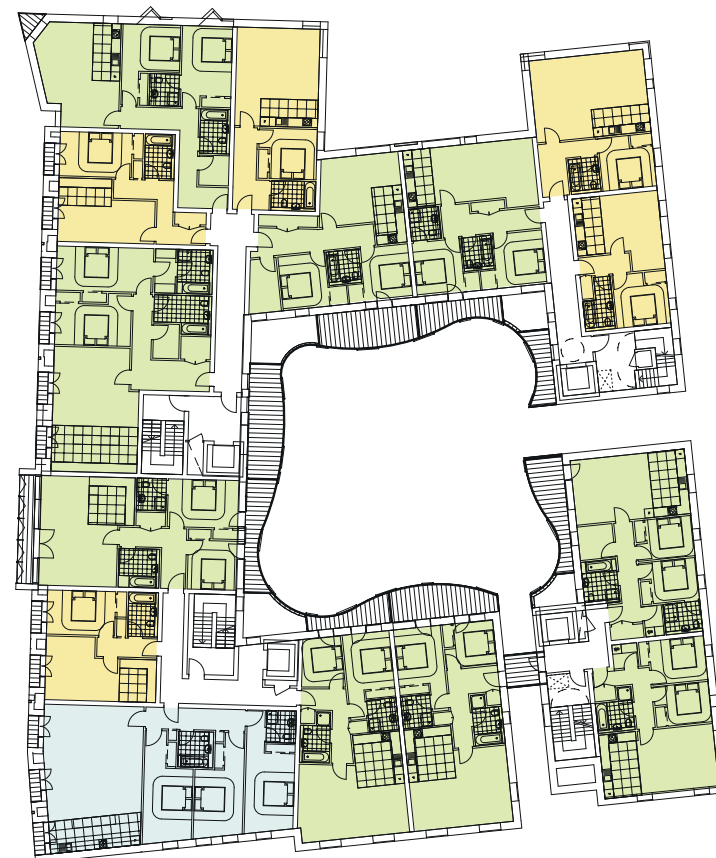
**CG4 South
Apartments**
LEVEL 1

- apartment 1 bedroom
- apartment 2 bedroom
- apartment 3 bedroom



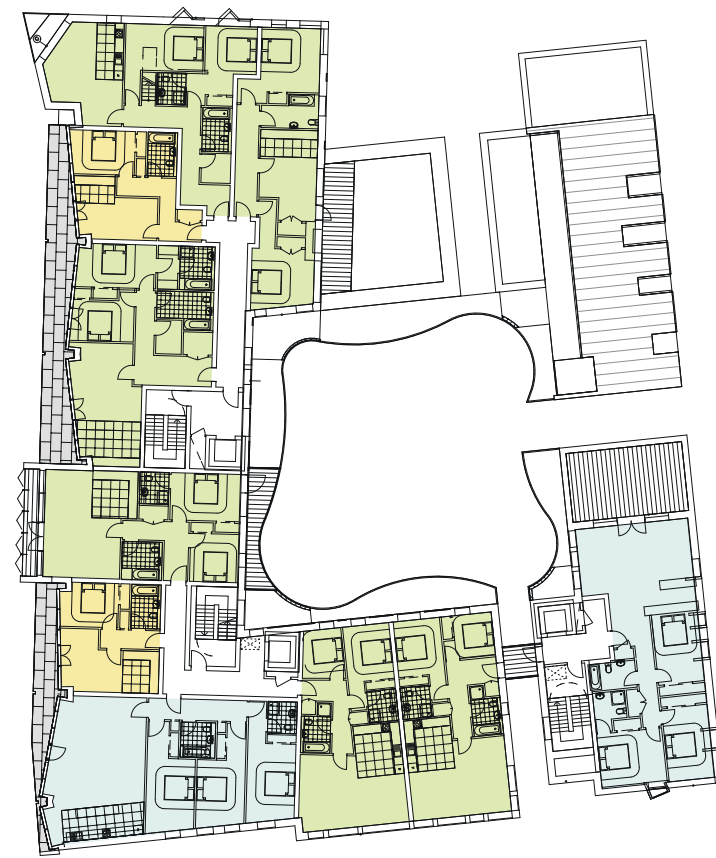
**CG4 South
Apartments**
LEVEL 3

- apartment 1 bedroom
- apartment 2 bedroom
- apartment 3 bedroom



**CG4 South
Apartments**
LEVEL 2

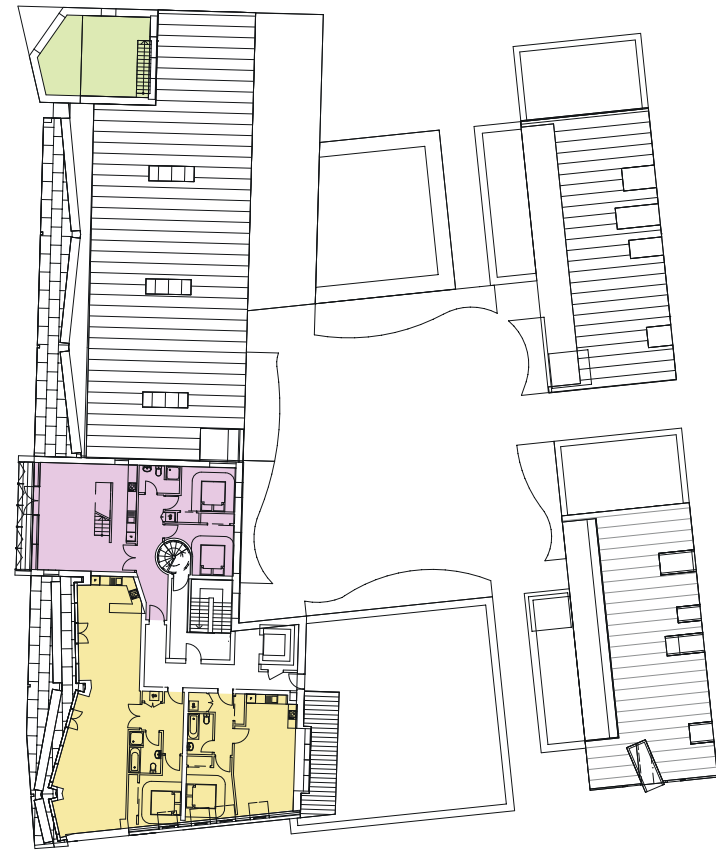
- apartment 1 bedroom
- apartment 2 bedroom
- apartment 3 bedroom



**CG4 South
Apartments**
LEVEL 4

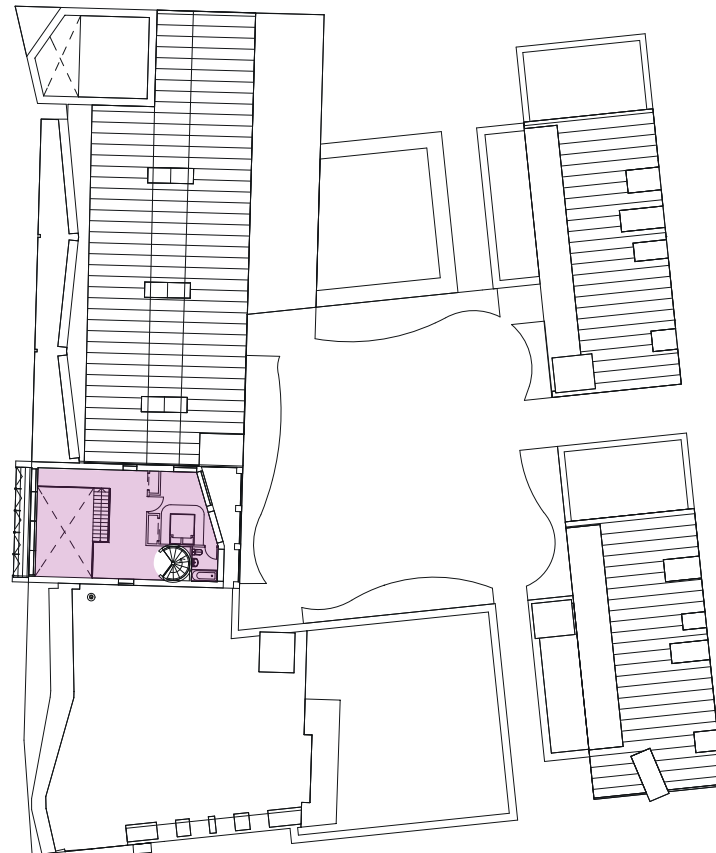
- apartment 1 bedroom
- apartment 2 bedroom
- apartment 3 bedroom

PLANS: BLOCK 1 (CG4 SOUTH)



CG4 South Apartments LEVEL 5

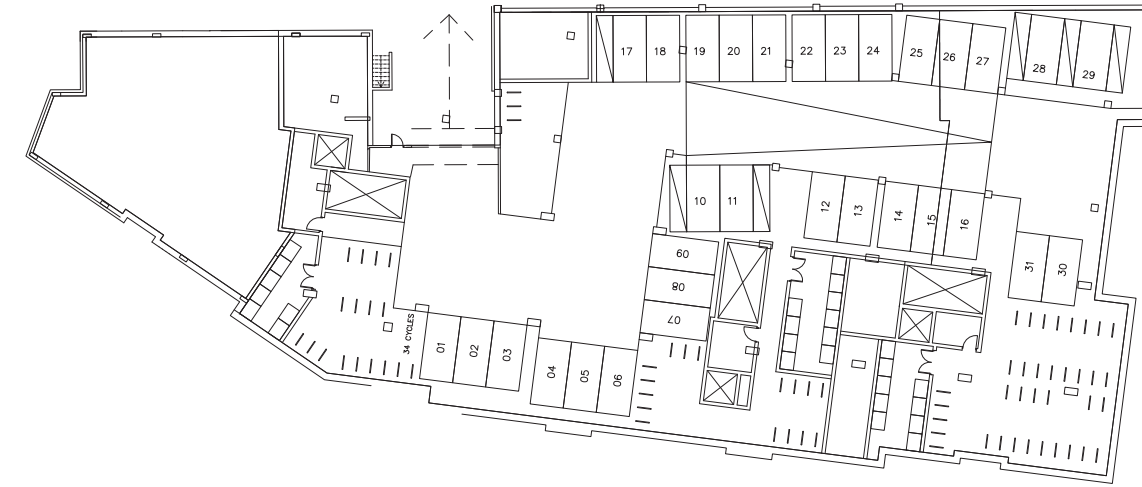
- apartment
1 bedroom
- apartment
2 bedroom
- apartment
4 bedroom



CG4 South Apartments LEVEL 6

- apartment
4 bedroom

PLANS: BLOCK 2 (CG4 NORTH)

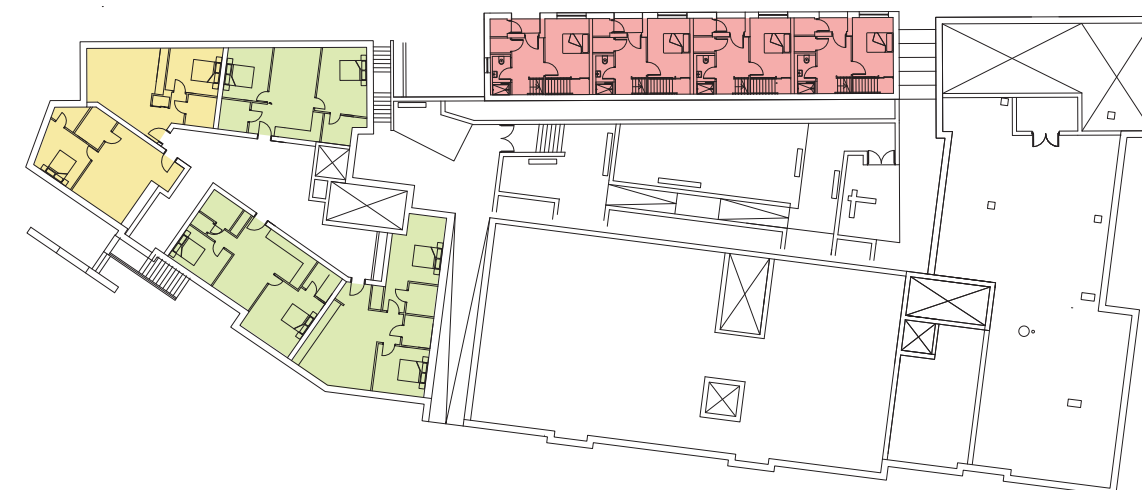


CG4 North Apartments & Town-houses LEVEL 1



CG4 North Apartments & Town-houses LEVEL 2

- apartment
1 bedroom
- apartment
2 bedroom
- townhouse
3 bedroom
- studio



CG4 North Apartments & Town-houses LEVEL 3

- apartment
1 bedroom
- apartment
2 bedroom
- townhouse
3 bedroom

PLANS: BLOCK 2 (CG4 NORTH)



CG4 North Apartments & Town-houses

LEVEL 4

- apartment 1 bedroom
- apartment 2 bedroom
- townhouse 3 bedroom
- studio



CG4 North Apartments & Town-houses

LEVEL 5

- apartment 1 bedroom
- apartment 2 bedroom
- studio



CG4 North Apartments & Town-houses

LEVEL 6

- apartment 1 bedroom
- apartment 2 bedroom
- studio



CG4 North Apartments & Town-houses

LEVEL 7

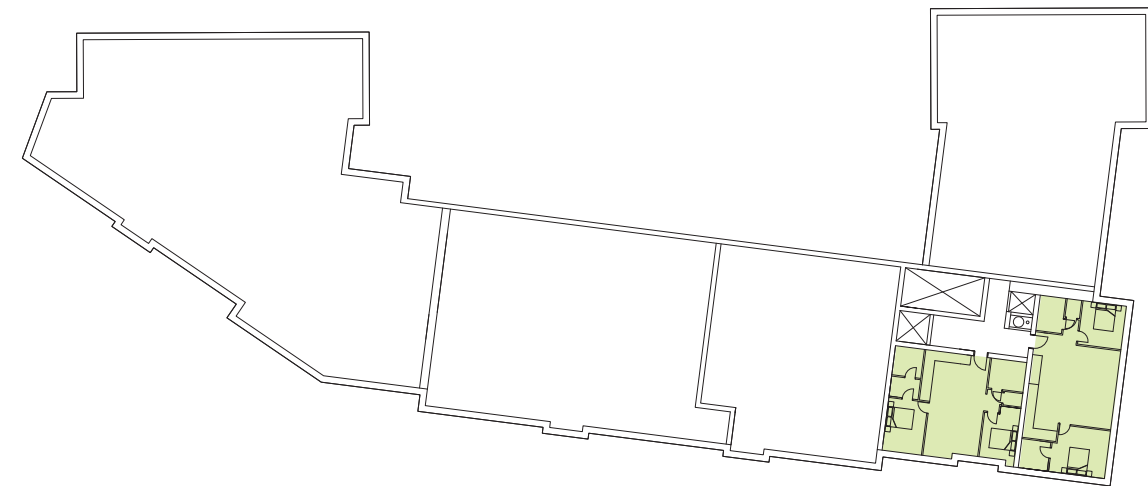
- apartment 1 bedroom
- apartment 2 bedroom
- studio



CG4 North Apartments & Town-houses

LEVEL 8

- apartment 1 bedroom
- apartment 2 bedroom
- studio



CG4 North Apartments & Town-houses

LEVEL 9

- apartment 1 bedroom
- apartment 2 bedroom

PLANS: BLOCK 3 (CG3 NORTH)



**CG3 North
Apartments**
LEVEL -2

- apartment
1 bedroom
- apartment
2 bedroom
- studio



**CG3 North
Apartments**
LEVEL 0

- apartment
1 bedroom
- apartment
2 bedroom
- studio



**CG3 North
Apartments**
LEVEL -1

- apartment
1 bedroom
- apartment
2 bedroom
- studio



**CG3 North
Apartments**
LEVEL 1

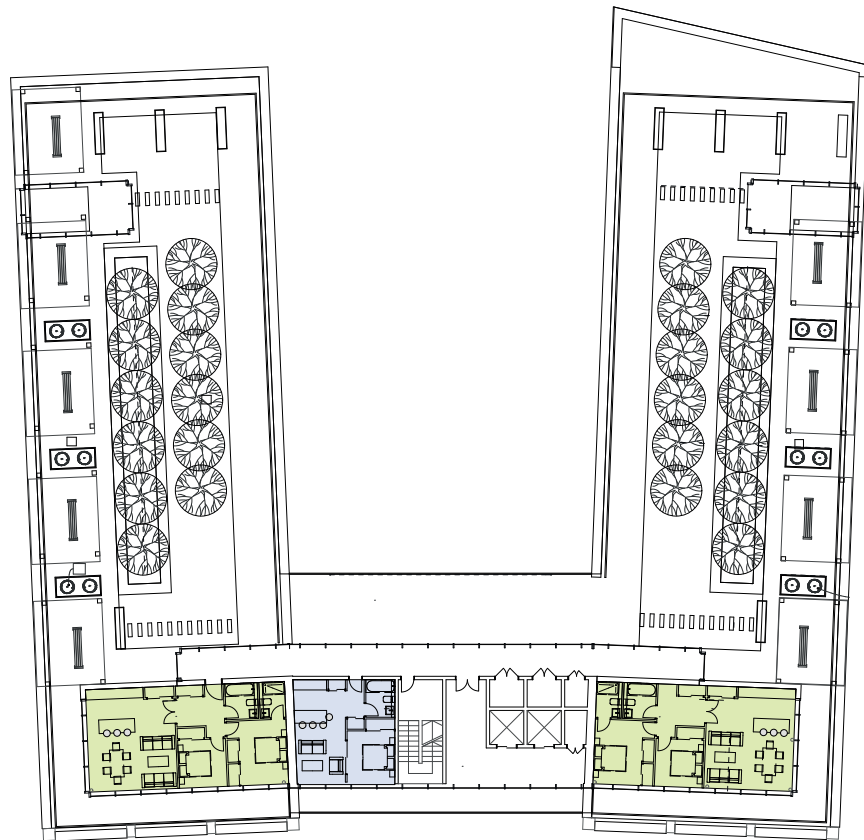
- apartment
1 bedroom
- apartment
2 bedroom
- studio

PLANS: BLOCK 3 (CG3 NORTH)



CG3 North Apartments LEVEL 2

- apartment
1 bedroom
- apartment
2 bedroom
- studio



CG3 North Apartments LEVEL 3

- apartment
2 bedroom
- studio





For further information please
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IMPORTANT NOTICE

The joint agents - Rettie & Co. and Savills and their clients give notice that:

1. Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. The joint agents - Rettie & Co. and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice regarding material information that is not within the remit of the joint agents - Rettie & Co. and Savills as the sales and marketing agent.

2. The developer reserves the right to amend the specification as necessary without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home may depict appliances, fittings and decorative finishes that do not form a part of the standard specification.

3. The project is new build which is under construction. Measurements provided have not been surveyed on site. The measurements have been taken from architect's plans, and as such may be subject to variation during the course of construction. Please consult with the sales representative before making a purchasing decision. January 2016.



residential