

## + Maybury Quarter

Edinburgh, United Kingdom



### The what

Maybury Quarter/SAICA development is a master-planned residential urban quarter comprising 1,150 new homes jointly designed with MODA Living, one of the UK's leading PRS developer operators.

**The 16-acre site is on the western side of Edinburgh, adjoining a rail and tram hub that offers connections to Edinburgh Airport and the city centre.**

Osborne+Co created the vision for a new high-density urban quarter to transform a large industrial site on the western edge of Edinburgh city centre bounded by The Glasgow Road, one of the main arterial roads into the city centre from the west, The Airport and The Gyle Shopping Centre. Osborne+Co subsequently brought in MODA to bid jointly and secure the site.

### The results

The scheme will be a significant gateway development for the city. Assembling a high-quality design team and creating the vision for both the vendor and the city council has been key to Osborne+Co's success in acquiring this site. We wanted to create a lasting legacy within the city where the high-density urban masterplan plays to Edinburgh's need for more housing.

Collaborating with Moda has given all parties confidence in the long-term deliverability and management of the completed development, given the track record of both Moda and Osborne+Co. A pivotal emphasis has been the placemaking aspect which is key to both Osborne+Co and Moda's vision. We are targeting detailed planning consent for Q2 2023.





MIXED USE RESIDENTIAL  
DEVELOPMENT, MASTER  
PLANNING AND PLACEMAKING



SUPPORTING CEC'S  
AFFORDABLE HOUSING  
REQUIREMENTS



880,000 FT<sup>2</sup>



£350M

### Key stakeholders

- Edinburgh Council leadership and Planning Department
- Saica Packaging (site owner and long-term operator)
- Network Rail

### Osborne+Co's role

- Equity Investor
- Design development and management JV strategy with both Owner and Moda
- Planning negotiations
- Stakeholder consultation and community engagement





