

Housing planned for Caledonian Brewery site

The developers behind New Waverley, Artisan Real Estate, have bought the Caledonian Brewery site in Shandon from Heineken, presumably subject to obtaining planning permission.

The planning process will begin in February 2024 when a public consultation will get underway.

The brewery closed in 2022 and comprises a range of red brick B-listed buildings. The 130 feet high chimney is also listed.

Artisan's Scottish Regional Director David Westwater said: "The Caledonian Brewery was an important part of Edinburgh's past – and now it has the potential to become an important part of the city's future.

"We plan to create a much needed sustainable, low carbon residential community with around 170 homes providing a healthy mix of accommodation. This will include a mix of one, two and three-bed apartments through to duplex units and mews houses, of which 35% will be affordable housing in line with the City of Edinburgh Council policy.

"From the start, the brewery's unique heritage and character will govern our development approach. Around one fifth of the homes will be housed in the existing listed buildings, which we will preserve and restore to their former glory. We will also, wherever possible, respect and reflect the original

footprint of the brewery – including recreating the top-floor skyline of the maltings buildings which was demolished following a fire almost 30 years ago.”

The Caledonian Brewery site was placed on the market by agents JLL in November 2022 after owners Heineken had reviewed options to sell the site as a going concern. At the time, the global brewer said the Victorian infrastructure at the plant meant it was no longer economically viable amid falling production in the last decade.

A spokesperson from Heineken UK said: “This is a hugely significant site which has played a key role in the development of brewing in Edinburgh for more than 150 years.

“It was a very difficult decision to close the site last year, but we are pleased that a developer of Artisan’s pedigree and experience will now take the site forward and preserve many of the brewery’s unique features whilst meeting the varied demands of modern and sustainable city centre living.”

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