

DM HALL

For Sale

**Residential
Development
Opportunity**

**Rear of
73-77 High Street
Tranent
EH33 1LW**



**0.188 Acres
0.077 Hectares**

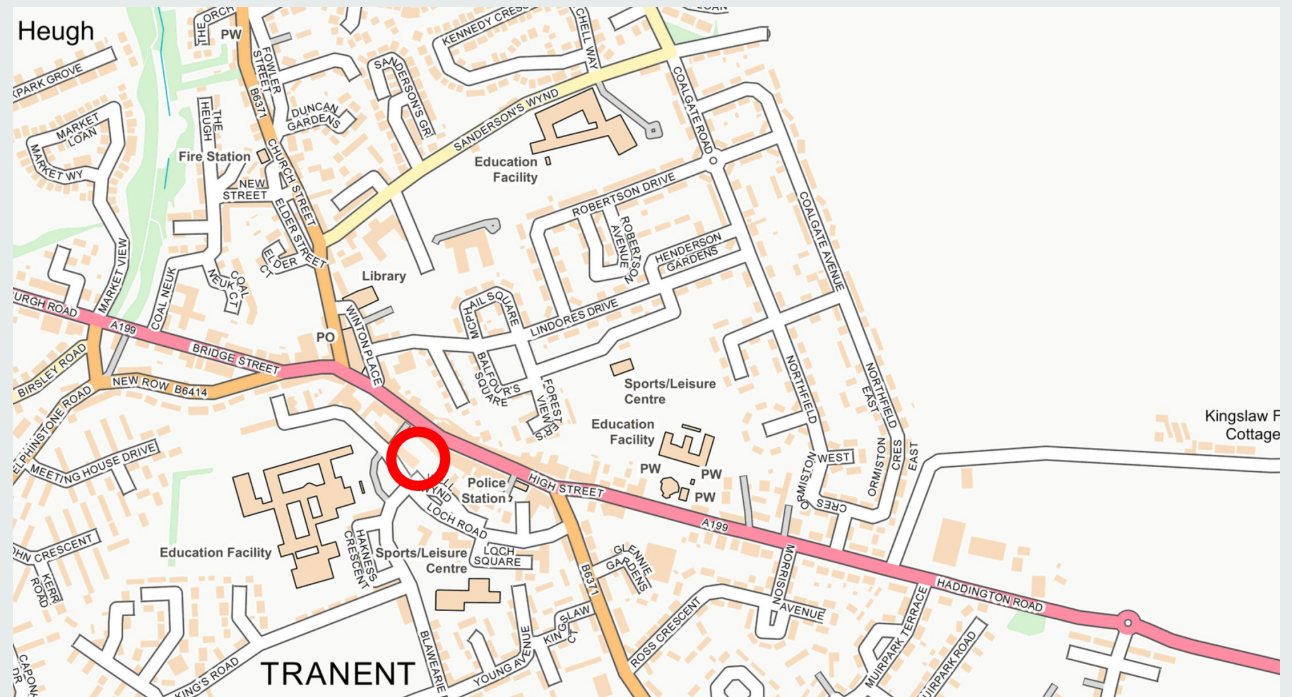
Property Details

- Residential development opportunity situated to the rear of Tranent High Street
- Planning consent granted for 4-storey flatted development under two separate planning references: 19/00625/P and 06/00862/FUL
- Development comprises 9 x 1 bedroom flats, 4 x 2 bedroom flats, 13 car parking spaces and associated communal amenities
- Situated on site equating to approximately 0.188 acres (0.077 hectares)
- Offers over £325,000 per annum (exc. of VAT)

LOCATION:

Tranent is a popular commuter town within East Lothian and is situated approximately 10 miles from Edinburgh's city centre. Tranent is easily accessed off the A1 trunk road and is within short driving distance of other East and Midlothian towns such as Musselburgh, Dalkeith, Haddington and North Berwick.

More specifically, the subjects are located to the rear of 73-77 High Street Tranent, with access to the site itself taken off Well Wynd, a continuation of Loch Road and Ormiston Road.



Property Details

DESCRIPTION:

The subjects comprise a recently cleared site with access taken via a metal swing gate to the south-west off Well Wynd. The site is bound to the east and west with stone and brick walls, with the south bordering a newer build residential development. The site is generally level but slopes downwards from the entrance. The site has a mixed hardstanding and unsurfaced covering.

ACCOMMODATION:

The site has an approximate area of 0.188 acres (0.077 hectares).

SERVICES:

We understand the site has access to electricity, water and mains sewerage.

SALE TERMS:

Our client is seeking offers over £325,000 for the outright purchase of their heritable interest.

PLANNING:

We understand the site to benefit from two separate planning consents under references 19/00625/P and 08/00862/FUL. Further information should be obtained directly from East Lothian Council Planning Department.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Property Details

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

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