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FOR SALE

Marine Hotel Car Park, Cromwell Road, North Berwick, EH39 4LZ

- ☑ Rarely available opportunity to purchase land in North Berwick
- ☑ Potential to develop high quality townhouses or dwellings (subject to planning)
- ☑ Moments from world renowned golf courses and High Street amenities
- ☑ Car park extends to approximately 0.25 Ha (0.62 acres)
- ☑ Inviting offers over £450,000 – unconditional offers preferred but offers subject to planning will also be considered

Commercial Valuation | Agency | Investment Advice
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LOCATION

North Berwick is one of Scotland's most affluent coastal towns with a population of approximately 14,000 people. With its world-renowned links golf courses, vibrant town centre and white sandy beaches, the East Lothian town is highly sought after by visitors, residents and investors.

Situated approximately 25 miles east of Edinburgh, it benefits from close proximity to the A1 trunk road. The town's train station provides regular services to Edinburgh Waverley taking around 30 minutes to reach the city centre.

The subjects are located on Cromwell Road directly opposite the Marine Hotel less than 2 miles north-west of the town's popular High Street.

DESCRIPTION

The site comprises a regular shaped plot of land currently in use as a car park for the Marine Hotel and capable of accommodating up to 80 vehicles.

It is currently laid to tarmac with a raised area of landscaped ground to the south bordered by mature trees and stone walls to its periphery. The land has sloping gradient from south to north down to Cromwell Road and it benefits from two vehicle access points.

As indicated on OS plan A, our client is selling the **whole** car park but a pre-requisite of the sale is retaining around 30 parking spaces for use by the Marine Hotel in perpetuity. We have provided OS plan B to indicate where the approximate division line would be.

SITE AREA

According to our measurement survey the car park extends to an approximate area of 0.25 Ha (0.62 acres)

PRICE

Our client is seeking offers over £450,000 for the benefit of the heritable interest.

Unconditional offers are invited although offers subject to planning will be considered.

TENURE

Heritable (Scottish equivalent of freehold).

CONSERVATION AREA

The property sits within the North Berwick Conservation Area. It is unknown whether any of the trees surrounding the car park are protected by a Tree Preservation Order.

According to our search of Historic Scotland's listed building database the property is not listed.

TOWN PLANNING

The property is currently in use as a car park serving the Marine Hotel. We are not aware of prior planning consent for other uses.

Any proposed development will have to preserve or enhance the character of the area, as defined in the North Berwick Conservation Area Character Appraisal.

Interested parties are invited to make their own enquiries with East Lothian Council planning department.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,800 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any VAT, Land and Building Transaction Tax (LBTT) and Registration Dues.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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SCOTTISH PROPERTY AWARDS 2024
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OS Plan A



OS Plan B

