



**Plot at 115 High Street, Dunbar,
East Lothian, EH42 1ES**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

RARE OPPORTUNITY

BUILDING PLOT



A rare opportunity has arisen to purchase a building plot, approximately 150 sqm, tucked away off the High Street, in the heart of the popular coastal town Dunbar, a stone's throw from the harbour and beach, ideal for family living. Planning permission is in place for a three/four-bedroom, architect designed, single house plot, with generous proportions, approximately 120 sqm, set over two floors, with an area of garden ground. Access is through a tenement pend from the High Street and there will be access from Castle Place.

Full details of the planning permission can be viewed on East Lothian Council website under planning reference number 17/01043/P. PDF version of the plans available on request.

House: The ground floor accommodation consists of an entrance hallway, open plan kitchen/dining/living room with access to the garden, home office/bedroom four, good storage and shower room. The upper floor consists of a master bedroom, two further bedrooms and a bathroom. There is a generous store attached to the house. Heating: an air source heat pump (ASHP).

Garden: There is an area of garden, currently laid to lawn and leads onto Castle Place.

Parking: There is on-street parking.

- Single house plot
- Open plan kitchen/dining/living room
- Three/four bedrooms
- Two bathrooms
- Photo-voltaic panels and air source heat pump (ASHP)
- Double glazing
- Store room
- Garden
- On-street parking





DUNBAR

Dunbar is a vibrant, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. At the heart of the town is the bustling High Street, with a fantastic selection of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Excellent facilities such as Dunbar Leisure Centre, with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses are all within walking distance. The popular East Links Family Park, Coast to Coast surf school, and Foxlake Adventures are all a short drive away. Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to the A1 making Edinburgh easily accessible by car, and bus.



Extras

N/A

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

N/A

Home Report Valuation

N/A

EPC Rating

N/A



Notes

This drawing has been prepared for the sole purpose of assisting the planning authorities. The information herein has not been verified against registered site information. No liability will be accepted for any errors or omissions. The information contained herein should be used for any other purposes.

Scale

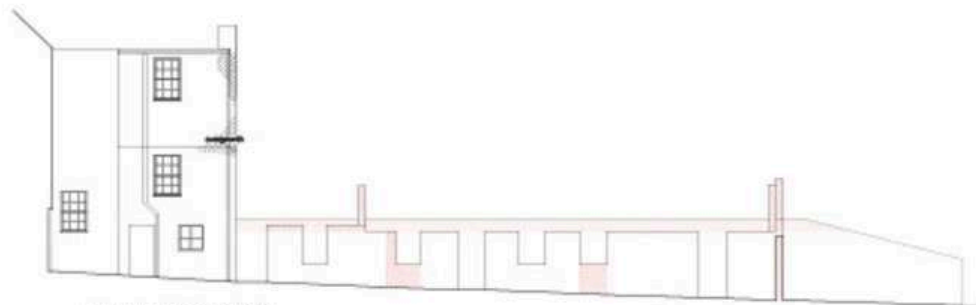


Key

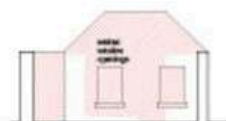
- Site boundary
- Contourings

Issue / Revisions

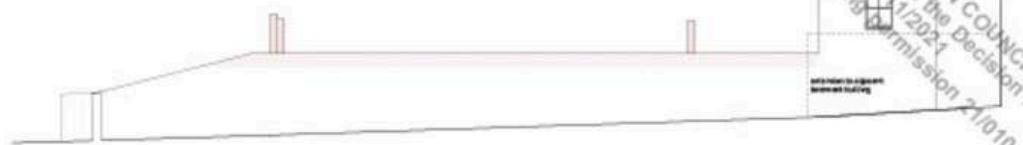
- 06.02.21 Planning Issue



Existing south-east elevation
Scale 1:100

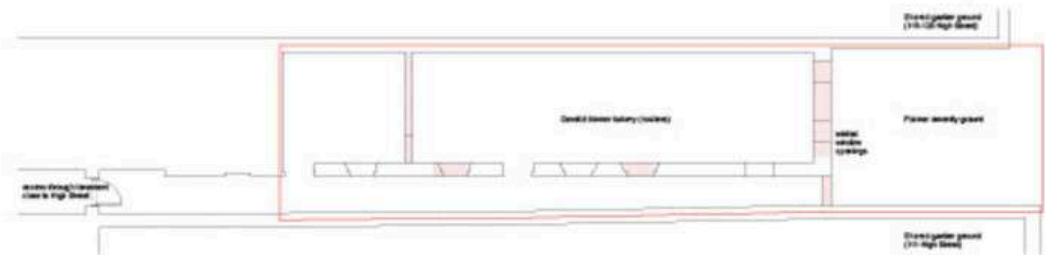


Existing north-east elevation
Scale 1:100



Existing north-west elevation
Scale 1:100

EAST LoTHIAN COUNCIL
Plan/Drawing listed on the Decision Notice of
granting planning permission 21/01045/P
06/11/2021



Existing ground floor layout / block plan
Scale 1:100

Sutherland & Co.
Chartered architects

4 GARDEN
115 High Street, Dumfries
www.sutherland.co.uk

115 High Street, Dumfries

Existing drawings

PLANNING

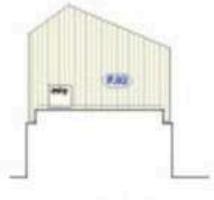
Issue Number	Date	Author	Checked
2008 (PL) 010	-	-	-
1:500	06/11/2021	AS	AS



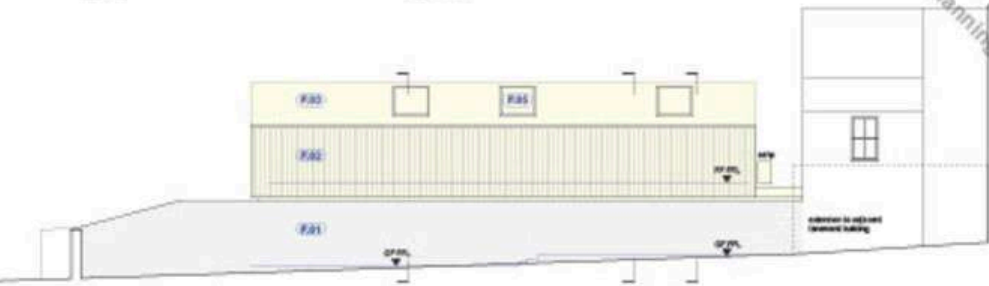
Proposed south-east elevation
scale 1:100



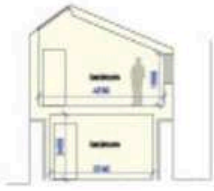
Proposed north-east elevation
scale 1:100



Proposed south-west elevation
scale 1:100



Proposed north-west elevation
scale 1:100



Proposed section AA
scale 1:100



Proposed section BB
scale 1:100



Proposed section CC
scale 1:100

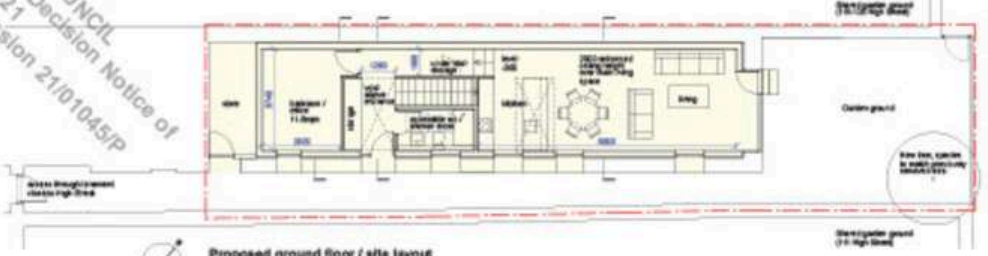
- Finishes**
- F.01 We dash lime render to masonry substrate
 - F.02 Natural larch timber cladding
 - F.03 Zinc coated metal roofing (unchanged)
 - F.04 Composite timber / aluminium windows and doors (unchanged)
 - F.05 Velux rooflights
 - F.06 Photo-voltaic panels
 - F.07 Single-ply membrane flat roof covering



Proposed roof plan
scale 1:100



Proposed first floor layout
scale 1:100



Proposed ground floor / site layout
scale 1:100



Proposed block plan
scale 1:100

Notes
This drawing has been prepared for the sole purpose of applying for planning permission. The Consultant here and their related appointed regulatory sub-contractors, their liability will be accepted for any services should the information contained herein be used for any other purpose.

Scale
10 1 2 4 800
scale 1:100 when printed A3
10 2 4 8 1600
scale 1:100 when printed A2

Key
Site boundary
Proposed

Issue / updates
- 06/01/21 Planning issue

EAST LoTHIAN COUNCIL
Plan/Drawing listed on the Decision Notice of
granting planning permission 21/01045/P
05/11/2021

Sutherland & Co.
Chartered architects
4 CAUSEWAY
DUNBAR, DUNBAR
www.sutherland.co.uk

Job No
116 High Street, Dunbar
Drawing No
Proposed drawings
Drawing Status
PLANNING
Drawing Number
2008 (PL) 011
Scale
1:100/1:200
Date
March 2021
Drawn
JC
Checked
-



115 High Street, Dunbar

1102(PL)001
Location plan 1:500



1:500 scale when printed at A4

 Site boundary



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.