



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



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

RARE OPPORTUNITY

BUILDING PLOT, WITH SEA VIEWS



A rare and exciting opportunity has arisen to purchase a building plot, to build a new property with sea views, 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, with sea views, 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 applying for planning permission. Site boundaries have not been verified against registered title information. No liability will be accepted for any errors or omissions should the information contained herein be used for any other purpose.

Scale

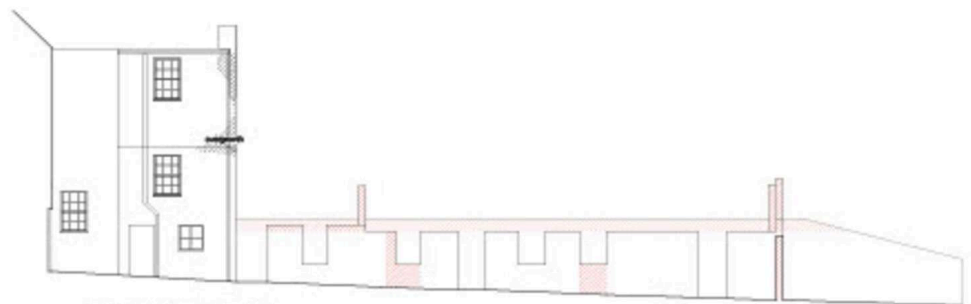
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Key

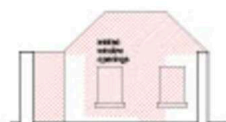
Site boundary
Overhangs

Issue / Revision

1 06.05.21 Planning Issue



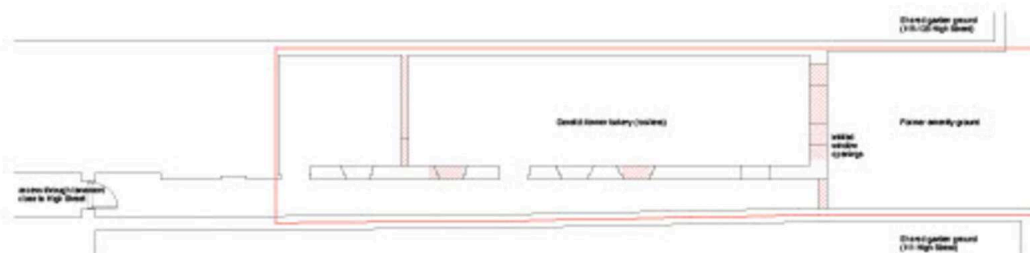
Existing south-east elevation
Scale 1:100



Existing north-east elevation
Scale 1:100



Existing north-west elevation
Scale 1:100



Existing ground floor layout / block plan
Scale 1:100

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

Sutherland & Co.
Chartered architects

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4 GAGE 20050
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Job No
116 High Street, Dunbar

Drawing No
Existing drawings

Drawing Status
PLANNING

Drawing Number
2008 (PL) 010

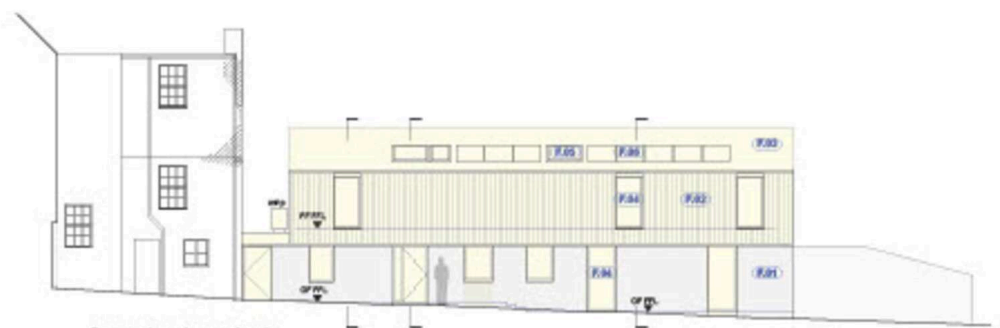
Scale 1:100 Date August 2021 Drawn 05 Checked

Notes
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Scale
10 15 20 40 60
scale 1:100 when printed A1
10 20 40 60 100
scale 1:200 when printed A1

Key
Site boundary
Proposed

Issue / revision
08.08.21 Planning issue



Proposed south-east elevation
scale 1:100



Proposed roof plan
scale 1:100



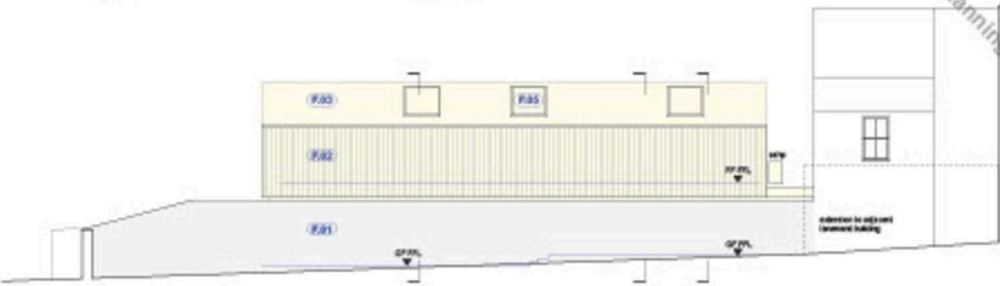
Proposed north-east elevation
scale 1:100



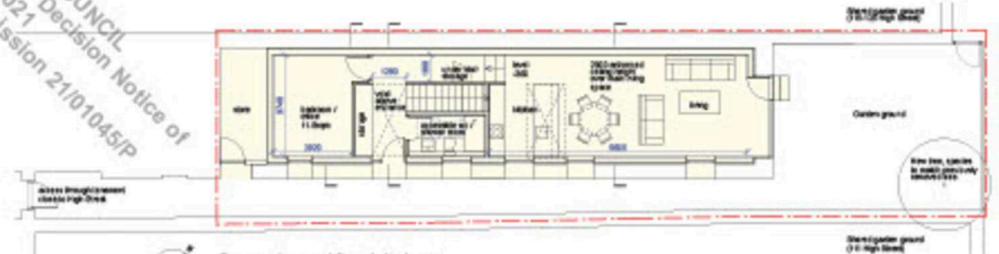
Proposed south-west elevation
scale 1:100



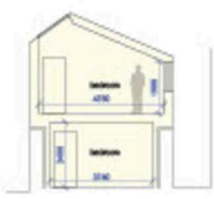
Proposed first floor layout
scale 1:100



Proposed north-west elevation
scale 1:100



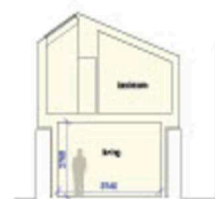
Proposed ground floor / site layout
scale 1:100



Proposed section AA
scale 1:100



Proposed section BB
scale 1:100



Proposed section CC
scale 1:100

- Finishes**
- F.01 We dash line 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 block plan
scale 1:200

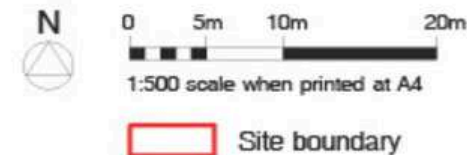
Sutherland & Co.
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Job No
116 High Street, Dunbar
Drawing No
Proposed drawings
Drawing Status
PLANNING
Drawing Number
2008 (PL) 011
Scale
1:100/1:200
Date
March 2021
Drawn
DS
Checked
DS



115 High Street, Dunbar

1102(PL)001
Location plan 1:500





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