



Land plot at Willow Rise, Whittingehame



A unique opportunity to acquire a five acre residential consented plot in an idyllic East Lothian location.

The plot at Willow Rise was granted consent for a substantial 3,200 sq ft detached family home within the grounds of Whittingehame House. The plot, approximately 5 acres, sits within a fully matured tree-lined setting.

The consent is for accommodation to be over two levels with excellent living areas on the ground floor with multiple accesses out to the spacious terrace and gardens. As well as a ground floor study, there is also provision for a generous hallway, vestibule with guest cloakroom and utility room.

On the first floor, the principal bedroom features a dressing room and en suite bathroom and there will be three further bedrooms, all of which will benefit from an en suite.

The plans allow for ample parking and there is consent for a spacious three car garage. The plot can be landscaped as required with space for paddocks available.

As well as planning permission being granted, a stage 1 building warrant has also been obtained from East Lothian Council.

Location

Willow Rise is situated within the Whittingehame Estate in the heart of East Lothian, just 3 miles outside the attractive village of East Linton. East Linton is known for its picturesque setting, historic architecture and its role as a gateway to the beautiful East Lothian countryside. Despite being a small village, East Linton offers an array of amenities such as a butcher, pharmacy, deli, post office, pub and hotel.

Surrounded by lush historic woodlands and the Whittingehame Water, meandering through unspoilt countryside, the immediate area offers magnificent walks and wildlife. Whilst in a secluded position, the A1 is close by and provides swift dual-carriageway access to Edinburgh city centre (forty minute-drive) and the south. The new train station at East Linton which will form part of East coast main line next year, will provide regular fast services to Edinburgh, Newcastle and on to London.

There is excellent independent schooling throughout the local area including The Compass in Haddington, Belhaven Hill in Dunbar and Loretto in Musselburgh. Edinburgh city has a wealth of exceptional schooling, independent and international shops, restaurants, cafes and entertainment venues including a wide range of Art Galleries, Museums, Theatres and cinemas.

East Lothian is synonymous with golf with 23 courses to choose from including Gullane 1, 2 and 4, Luffness, Muirfield, Craigiellaw, Longniddry, Archerfield and the West Links at North Berwick. The wonderful coastline is nearby with plenty of stunning sandy beaches and historical sites to visit. There is also a wealth of other outdoor pursuits and activities in the area including horse riding, walking, cycling and sailing.





The new train station at East Linton which will form part of East coast main line next year, will provide regular fast services to Edinburgh, Newcastle and on to London. The nearest train station currently is at Dunbar (7½ miles). Edinburgh Airport (35 miles) provides regular flights to range of UK, European and International destinations.

Services

There is mains water located closeby to the current plot entrance and 3 phase electricity available. Purchasers will need to ensure utility provisions will meet their requirements.

Vat/Section 75

No section 75 and VAT not applicable.

Planning consent

Planning Reference: 20/00169/P - Erection of 1 house, triple garage and associated works
Site Of The Former Old School Master's House Whittingehame East Lothian EH41

Status: Application granted with conditions

Date: January 21st 2021

For further information regarding the planning permission, please contact East Lothian Council on 01620 827 827 or email customerservices@eastlothian.gov.uk

Viewing

By appointment through Knight Frank on 0131 222 9600.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

**Approximate Gross Internal Floor Area
3,200 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

First Floor

Knight Frank Edinburgh I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated October 2023.

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