



Land plot at Willow Rise, Whittingehame

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# A unique opportunity to acquire a residential consented plot, set within 10 acres, in an idyllic East Lothian location.

The plot at Willow Rise has granted consent for a substantial 5,080 sq ft detached family home within the grounds of the Whittingehame House. The plot sites within a circa 10 acre site within a fully matured 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 with a self-contained one bedroom annex on the first floor. The plot can be landscaped as required with space for paddocks available within the 10 acre site.

As well as planning permission being granted, a stage 1 building warrant application is in progress.

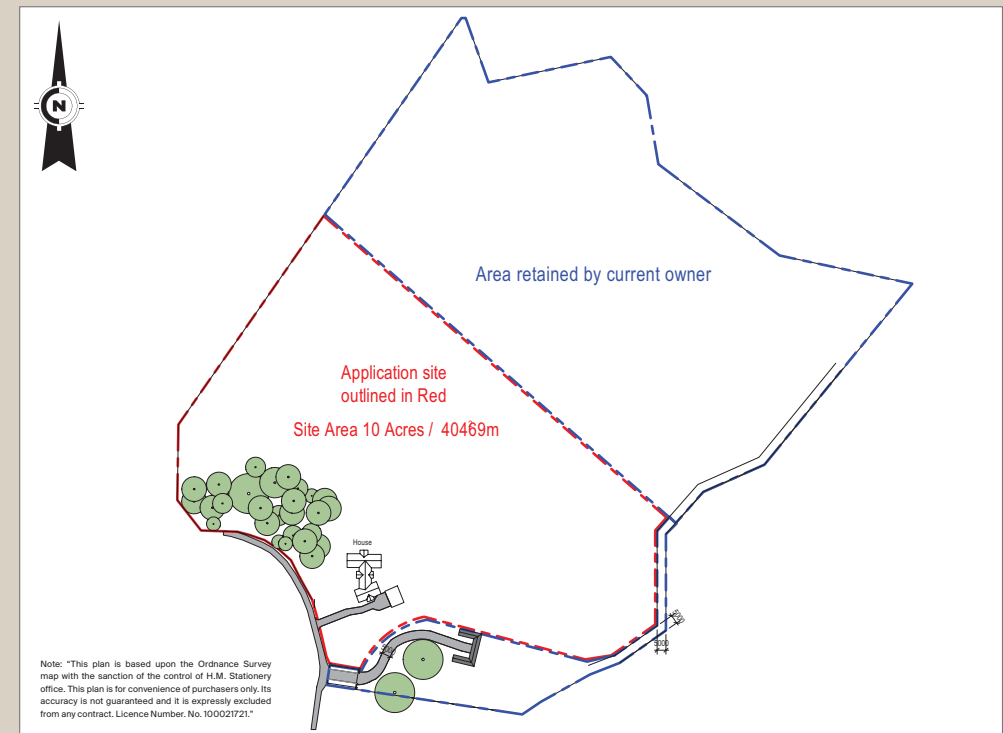
## Location

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 commitments. VAT is not applicable on the purchase.

## Planning consent

**Planning Reference:** 24/00617/P - Erection of 1 house, triple garage with ancillary residential accommodation above and associated works | Site Of The Former Old School Master's House Whittingehame East Lothian

**Status:** Application granted with conditions

**Date:** 29th August 2024

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

## Viewing

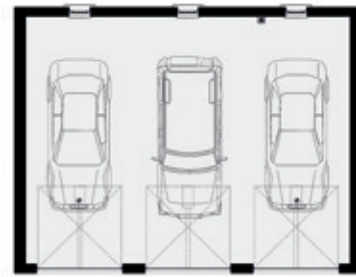
By appointment through Knight Frank on 0131 222 9600.

## 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**  
**House: 5,080 sq ft (472 sq m)**  
**Annex Flat: 495 sq ft (46 sq m)**  
**Triple Garage 650 sqft (60.4 sq m)**

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.

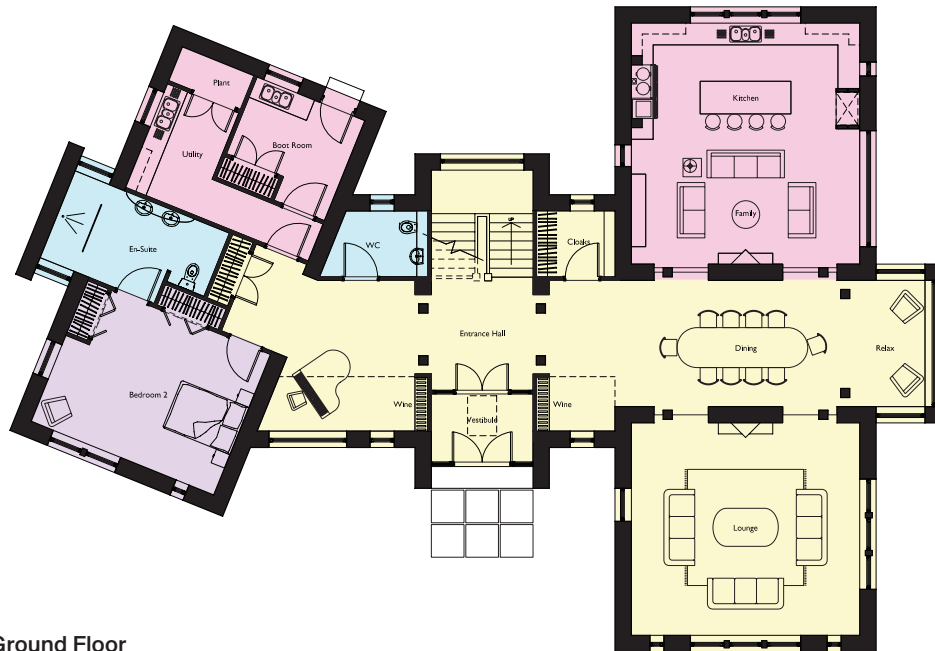


**Garage Ground Floor**

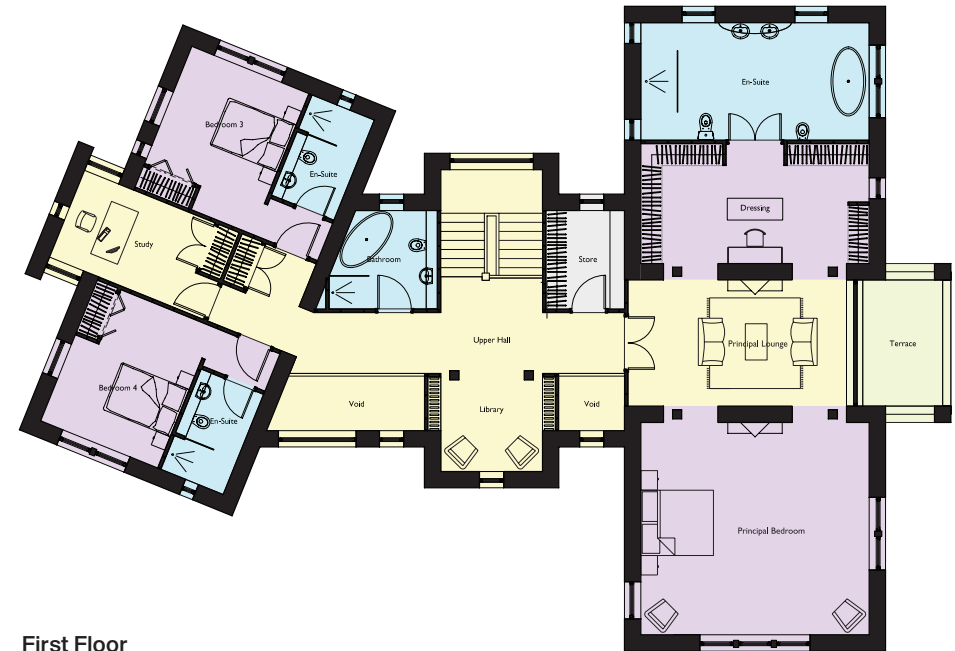


**Annex Flat**

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



**Ground Floor**



**First Floor**

**Knight Frank Edinburgh**  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**  
**Neil Scott**  
 0131 222 9600  
[neil.scott@knightfrank.com](mailto:neil.scott@knightfrank.com)



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 September 2024. Photographs and videos dated October 2023 and September 2024.  
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