



PLOT · PRESTONPANS, EAST LOTHIAN

105, PRESTON AVENUE

Prestonpans, East Lothian EH32 9HW

OFFERS OVER
£42,500

Rare opportunity to purchase a building plot in East Lothian with full planning permission for a three-bedroom detached house.

3

BEDROOMS

0

BATHROOMS

0

RECEPTION

ABOUT THE HOME

Rare opportunity to purchase a building plot in East Lothian with full planning permission for a three-bedroom detached house.

KEY FEATURES

Self build opportunity

Rarley available

Residential area

Planning for 3 beedroom detached house

Situated in East Lothian, this exceptional plot of land presents a rare opportunity for developers and investors alike. The site has full planning permission, offering the opportunity to create a residential dwelling.

Planning permission has been granted for a three-bedroom detached house. Plans are available on request.

Access and services: There is good accessibility to the plot from the main road. As there are other residential dwellings locally, we understand that all services are within the vicinity of the plot. Prospective purchasers should, however, make their own enquiries with the appropriate service providers.

LAYOUT

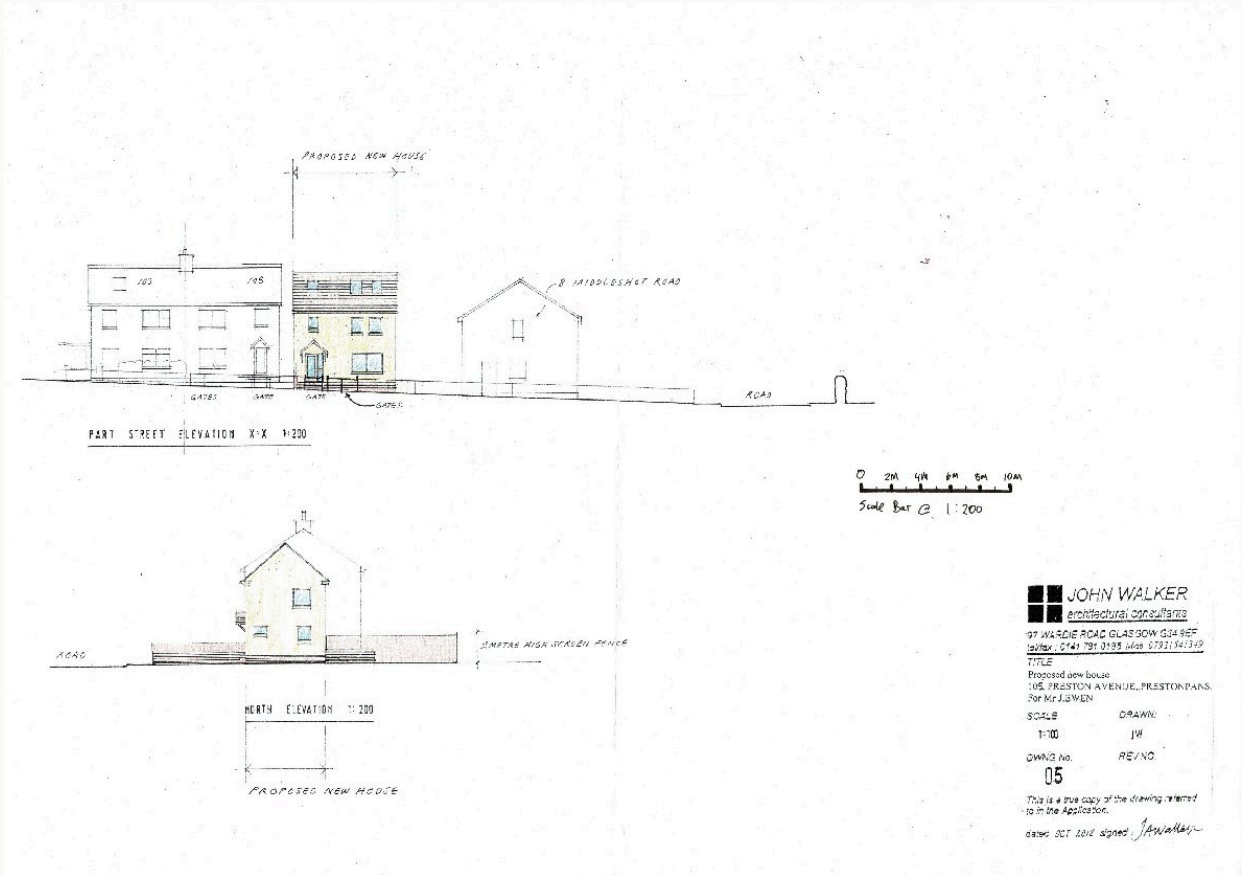
Proposed floor plans



Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

LAYOUT

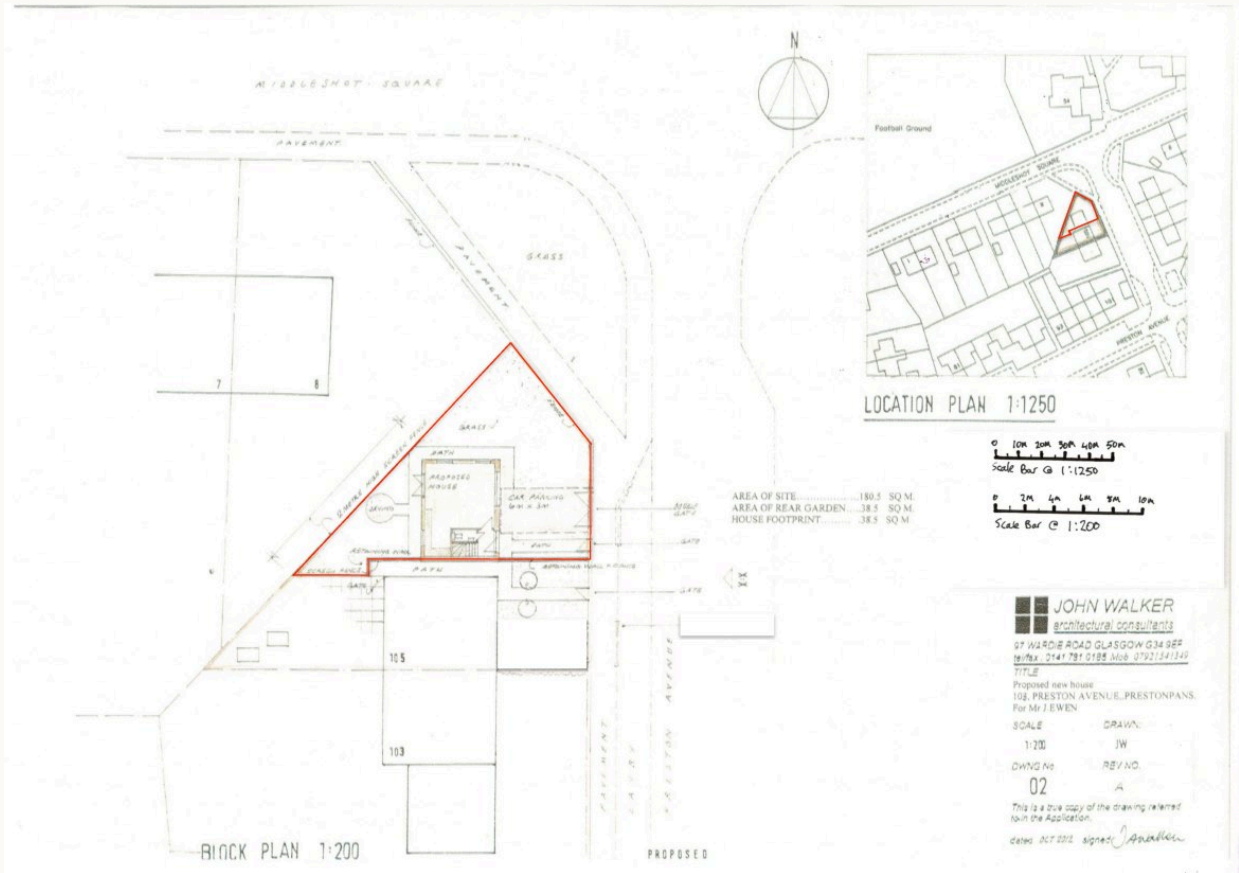
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LAYOUT

Block plan



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MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Plot
Bedrooms	3
Bathrooms	0
Reception rooms	0
Entrance level	Not confirmed
Floors in building	0
Condition (as recorded)	Not confirmed
Year built	Not confirmed

OUTSIDE & ACCESS

Parking	Not confirmed
Outside space	Not confirmed
Accessibility features	Not confirmed

SERVICES

Heating	Not confirmed
Electricity	Not confirmed
Water	Not confirmed
Sewerage	Not confirmed
Broadband	Not confirmed

TENURE & COSTS

Tenure	Not confirmed
Council tax	To be confirmed
Council tax exempt	No
Annual service charge	Not confirmed
Annual ground rent	Not confirmed
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	Not confirmed
Rights of way	Not confirmed
Required access	Not confirmed
Flooded in last five years	Not confirmed
Sources of flooding	Not confirmed
Flood defences	Not confirmed



ARRANGE A VIEWING

105, PRESTON AVENUE

Offers over £42,500

TELEPHONE

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EMAIL

enquiries@rentlocally.co.uk

ONLINE

rentlocally.co.uk

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