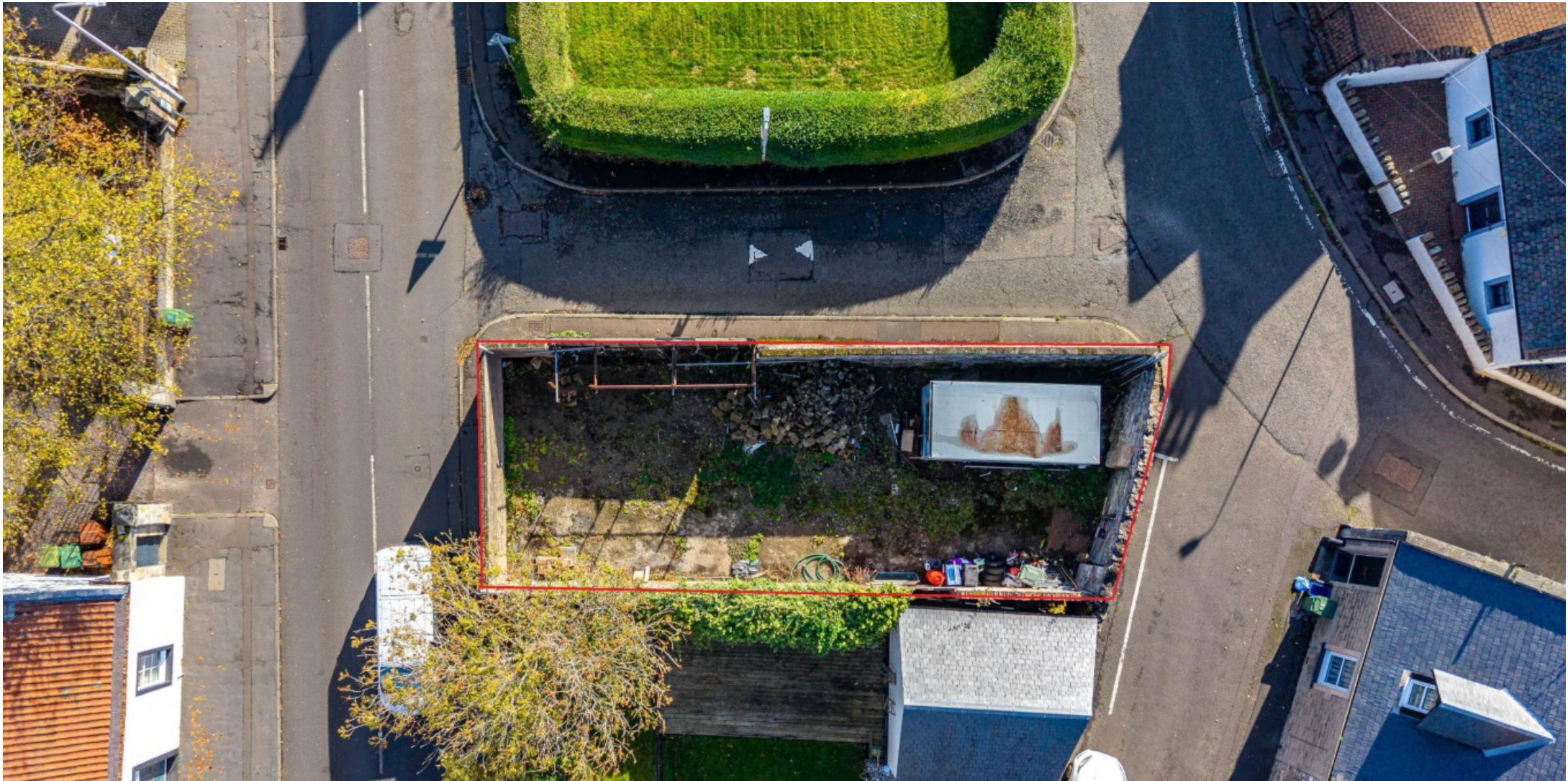


Hawick
Call 01450 372336

CULLEN KILSHAW
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**Development Site - 11B Elder Street
Tranent, EH33 1BH**

Description

An exciting opportunity has arisen to acquire a well-positioned development site within a predominantly residential area of Tranent, located approximately 10 miles east of Edinburgh.

The site extends to approximately 0.04 acres and benefits from Planning Permission in Principle for the erection of a single dwellinghouse. With services available nearby, the plot is likely to appeal to self-builders and small-scale developers seeking a manageable development opportunity. The site currently benefits from an electrical supply, as well as mains water and three inch clay drainage.

In addition, the site has operated for many years as a builder's yard and may also suit local businesses looking for secure yard, storage, or operational space.

Site Access

Access to the site is provided via vehicular doors of timber construction from Elder Street. The site is bordered by Elder Street to the west, New Street to the south, and Church Street to the east. Church Street forms one of the principal thoroughfares through Tranent, providing convenient access to the A1 and the neighbouring coastal towns of Prestonpans, Port Seton, and Cockenzie.

Rateable Value

According to the Scottish Assessors website (sss.gov.uk), the subjects have been entered into the valuation roll at £3,250. The uniform business rate for the current year is £0.49 pence in the pound.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Hawick on 01450 372336.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Listed Status

Some of the walls are historic and form part of the historic grounds of 110 Church Street, a category B listed 19th century home.

Planning Reference

The site benefits from pre-planning approval for the erection of one dwellinghouse, granted under reference 25/00265/PP - further information can be sought via the East Lothian Council planning portal.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.