



## Rare opportunity

### Building plot in heart of Dunbar



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, currently laid to lawn and leads onto Castle Place. Parking: There is on-street parking. Building access from Castle Place.

## Key Features

Tucked away off the High Street, in the heart of the popular coastal town Dunbar

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

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

There is an area of garden, which leads onto Castle Place  
On-street parking

An estimate for build costs is available on request  
Building access from Castle Place



## 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 Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

N/A

## Home Report Valuation

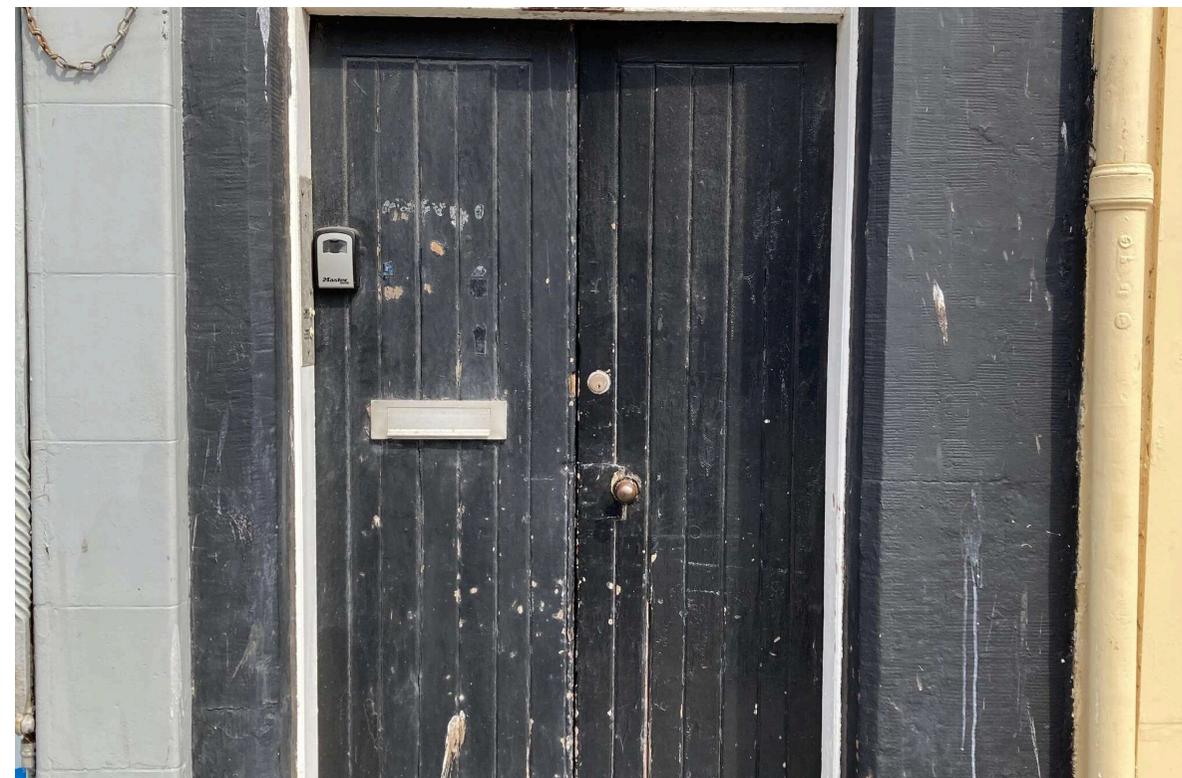
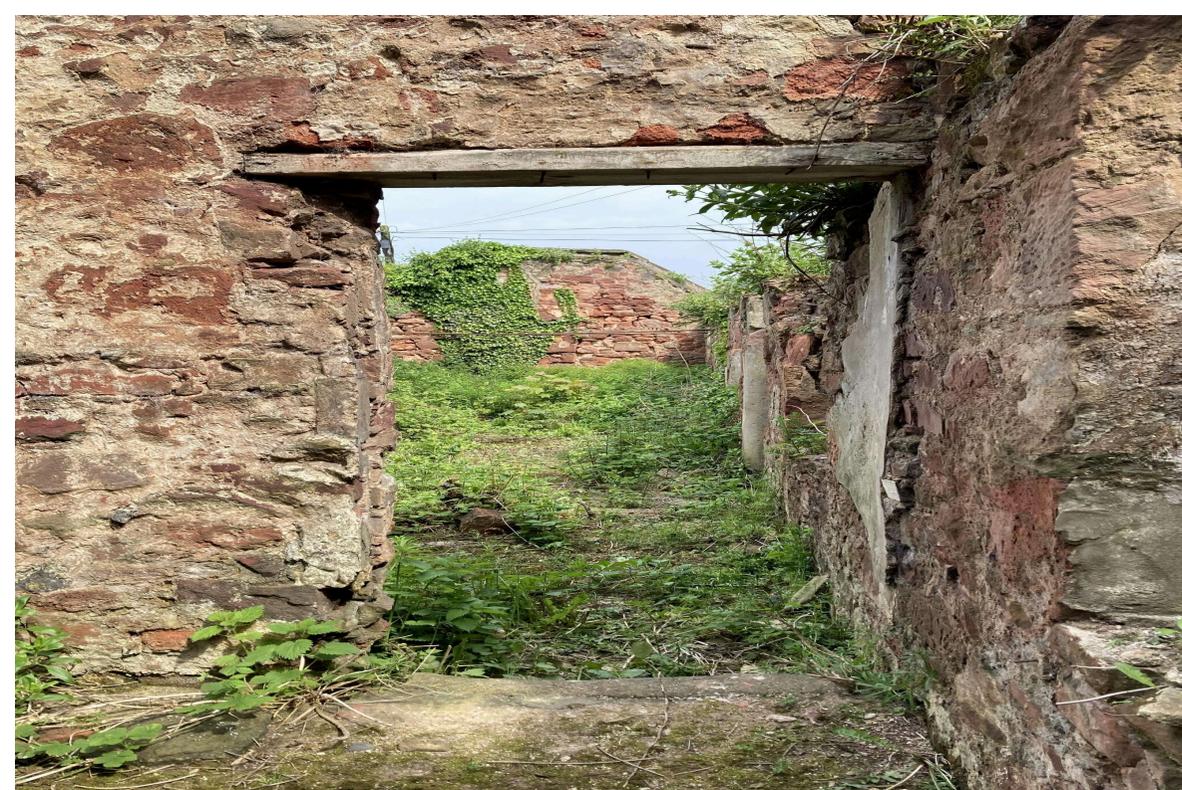
N/A

## EPC Rating

N/A

## Tenure

Freehold









**Notes**  
 This drawing has been prepared for the use intended. It is not to be used for any other purpose without the written consent of Sutherland & Co Architects Ltd. The client is responsible for ensuring that the drawings are used for the intended purpose and for any other use. The client is also responsible for ensuring that the drawings are used in accordance with the relevant building regulations and other applicable legislation.

**Scale**  
 1:1000  
 0 5m 10m

**Key**  
 Site boundary  
 Contour lines  
 1:1000  
 0 5m 10m

**Material schedule**  
 1:1000  
 0 5m 10m

**115 High Street, Dunbar**  
 1102(PL)001  
 Location plan 1:500

**Sutherland & Co.**  
 115 High Street, Dunbar  
 1102(PL)001  
 Proposed drawings  
 PLANNING  
 2008 (PL) 010  
 11/01/2021

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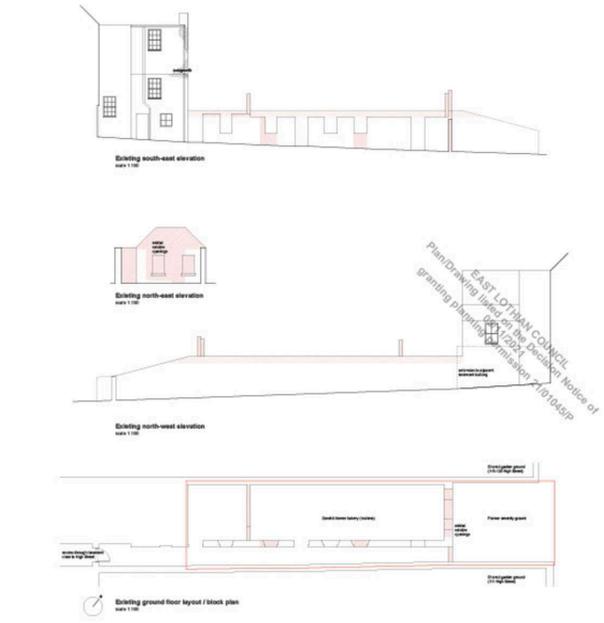
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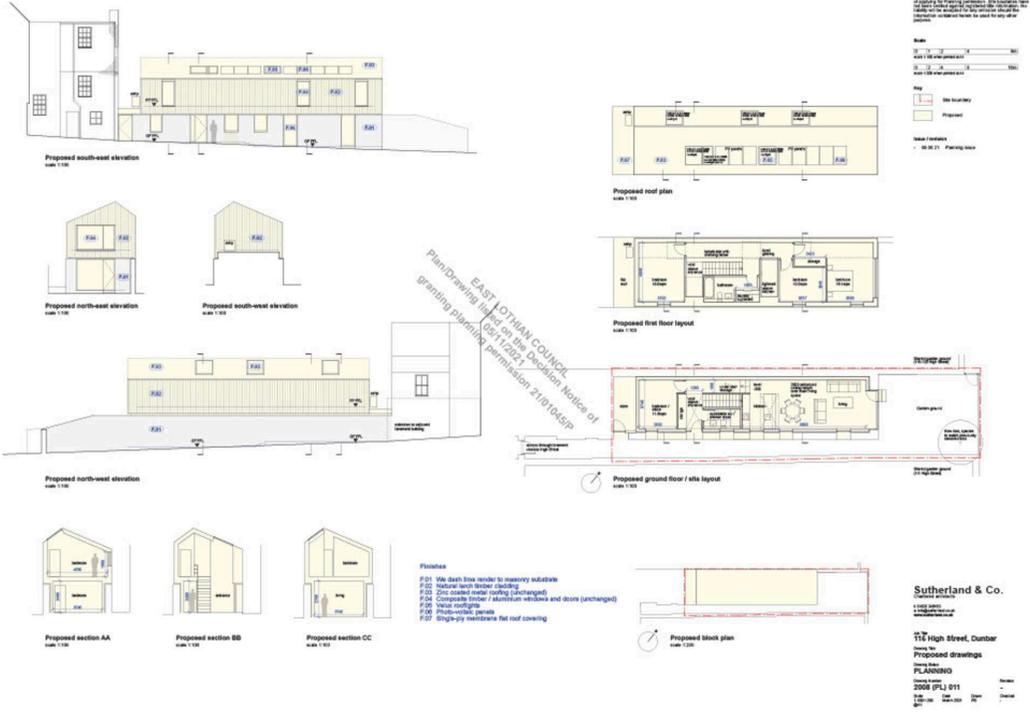


115 High Street, Dunbar  
 1102(PL)001  
 Location plan 1:500

**Scale**  
 1:500  
 0 5m 10m  
 1:500 scale when printed at A4  
 Site boundary



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 / stock plan  
 scale 1:100



Proposed south-east elevation  
 scale 1:100  
 Proposed north-east elevation  
 scale 1:100  
 Proposed south-west elevation  
 scale 1:100  
 Proposed north-west elevation  
 scale 1:100  
 Proposed roof plan  
 scale 1:100  
 Proposed first floor layout  
 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  
 Proposed block plan  
 scale 1:100

**FAST LOTHIAN COUNCIL**  
 granting planning permission 21/010451/1

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 0 5m 10m

**Material schedule**  
 1:1000  
 0 5m 10m

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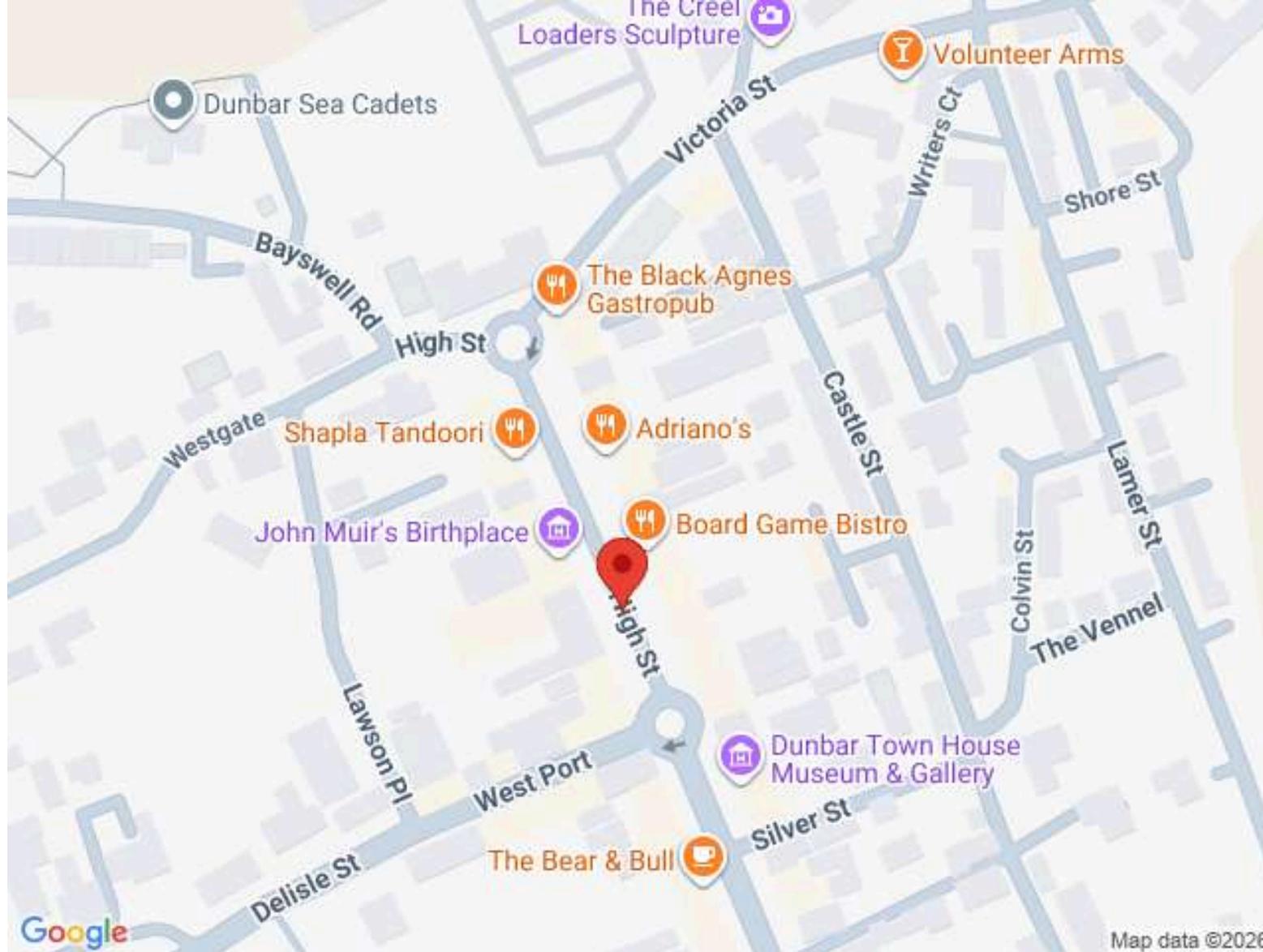
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Aerial view of the site location at 115 High Street, Dunbar.



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