

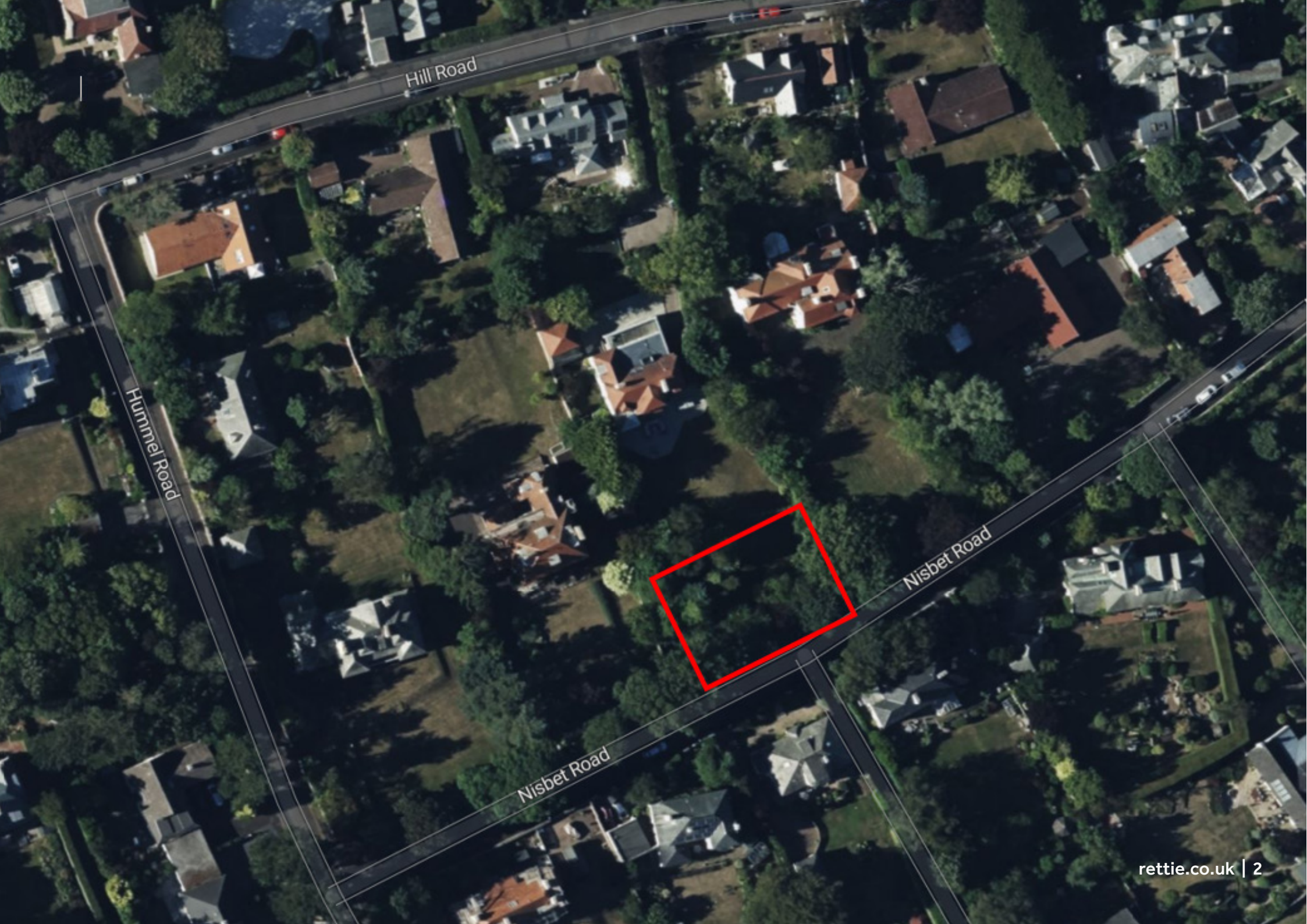


CGI of Proposed New Dwelling

RESIDENTIAL PLOT, NISBET ROAD

Gullane, East Lothian EH31 2BQ





Hill Road

Hummel Road

Nisbet Road

Nisbet Road

RESIDENTIAL PLOT, NISBET ROAD

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A rare opportunity to purchase a residential plot in the highly sought-after location of Nisbet Road in Gullane, with planning consent for a 1.5 storey, 3-4 bedroom house with private driveway and garden.

Aberlady 2.5 miles, North Berwick 5 miles, Haddington 7 miles, Edinburgh City Centre 20 miles (all distances are approximate)

Proposed Accommodation:

Ground Floor: Entrance/Dining Hall, Living Room, Dining Kitchen, Principal Bedroom with En-suite and Dressing Room, Snug/Study/Bedroom 4, Shower Room/WC and a Utility Room.

First Floor: Landing, Two Double Bedrooms and a Family Bathroom.

Garden: Private driveway and parking with lawns, mature trees and shrubs surrounding the house.

About: 0.22 acres (0.09 Ha)



RESIDENTIAL PLOT, NISBET ROAD

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Situation:

Occupying an idyllic position in one of the most desirable districts of Gullane, the Nisbet Road Plot offers a rare opportunity to acquire a residential plot with planning consent for a 3-4 bed family home already in place.

Situated within walking distance of both Gullane Main Street and the beautiful sandy beach at Gullane Bay, the position makes the most of all that the village has to offer on the scenic East Lothian coast.

The village itself has a lively mix of shops and facilities including cafés, a newsagent, a Co-op and Margiotta grocery store, a medical centre, a dentist, an art gallery and six excellent restaurants, pubs and hotels including the recently opened Mallard Hotel, La Potiniere and the Bonnie Badger. There is an excellent primary school in the village with secondary schooling available at North Berwick High School - one of the most sought-after schools in the vicinity. The nearby towns of North Berwick and Haddington both provide a wider variety of shops, supermarkets and leisure activities, whilst the City of Edinburgh is situated approximately 20 miles west of Gullane and can be easily reached by car via the A1, or by a fast and efficient train service from nearby Drem Station (4.5 miles).

Golfers are spoilt for choice with three 18-hole golf courses within walking distance of the property. The prestigious courses of Luffness and Muirfield are located on the edge of the village, with a further 15 golf courses in the county, including a variety of renowned links courses on East Lothian's spectacular coastline.

Description:

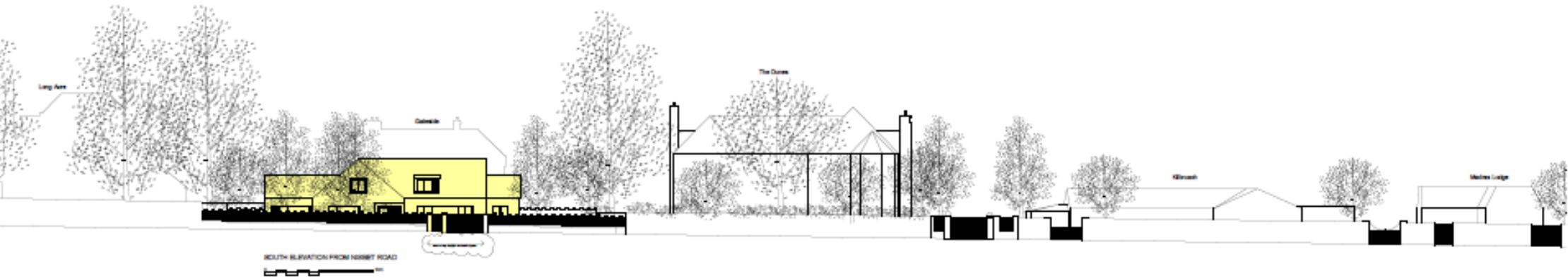
The Nisbet Road plot forms part of the existing garden at Gateside House, Hill Road, with a pedestrian gate at the bottom of the garden currently providing access directly onto Nisbet Road. The plot is located at the southern end of the garden and extends to about 0.22 acres (0.09 Ha).

Planning permission for the plot (Ref 22/00759/P) was granted in September 2022, with the approved plans having been drawn up by Architecture JF Ltd. The plans detail how the existing pedestrian gate within the south boundary wall along Nisbet Road is to be removed, and a larger gateway for car access is to be put in its place. It is from this new entrance that all further development in and out of the plot will continue, whilst Gateside House's access will remain from Hill Road only.





Proposed Architects Plans

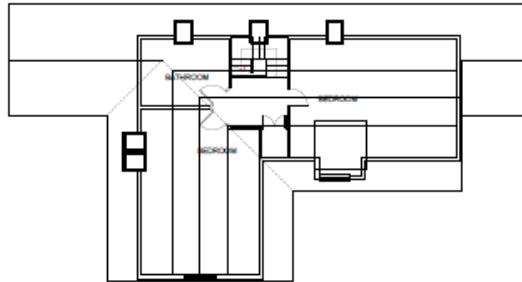


Proposed Architects Plans

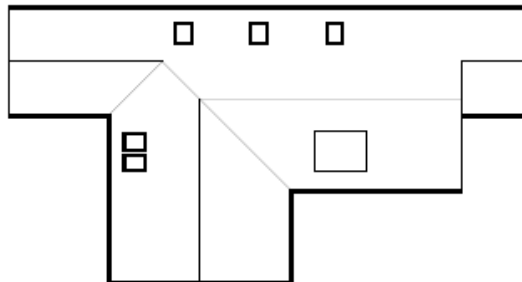
to scale @ **A1**



GROUND FLOOR PLAN



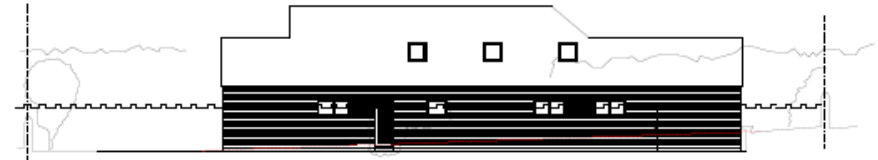
FIRST FLOOR PLAN



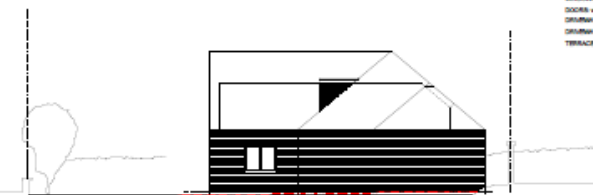
ROOF PLAN



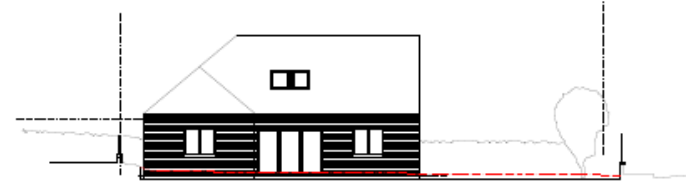
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SCHEDULE OF MATERIALS
 WALLS: brick cladding mixed with fibre reinforced weathering timber treatment
 ROOFING: GULLY: FRP/PC; flat roofed with gullies concrete roof
 and metal drain leads with stepped lead profile as detail
 ROOF/F: metal steel trusses gables and dormers
 WINDOWS: UP/DOWN DOUBLE glazed timber sash PA, TOL, clear glass
 DOORS: vertical oak handle, clear frame
 GUTTERING: APPROXIMATE PATH: Macalloy's Driveway Agent, Cedar Shingles
 GUTTERING: UP/DOWN: 100mm black up ground down in clear grey plastic gut reinforcement system: Gullies: GPO or equal
 TERRACE: Macalloy's Agent: Curved Garden: Paving, Light & Dark

Date	Description	Drawn
Mar 19	South elevation amended, door and window	jtfd
20/02/2018	20/02/2018	jtfd

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 0131 624 4183
 0131 624 4183
 a.architecturejftd@gmail.com

Project
 Proposed New Dwelling
 to garden ground south of Gateside
 Nisbet Road, Gullane

for Mr and Mrs G Brown

Drawing
 Plans and Elevations

Scale	Date	Drawn	Approved
1:100 @A1	Feb 18	jtfd	

Project No.	Drawing No.	Revision
17.08	AL(D)01	A

RETTIE

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11 Wemyss Place
 Edinburgh
 EH3 6DH

Planning permission has been granted for a 1.5 storey, 3/4 bed residential home to be built using materials such as larch timber cladding for the external walls and natural slate for the roof (see computer-generated images). The ground floor consists of a dining hall, living room, dining kitchen, utility room, shower room/WC, principal bedroom with en-suite bathroom and dressing room, and a snug/study/bedroom 4. The first floor includes two large double bedrooms and a family bathroom. Externally there is a private gravel driveway/parking area with surrounding lawns, and a southwest-facing patio terrace to one corner. Mature trees surround the plot which will offer a good amount of privacy.

It is proposed that a boundary wall will be erected with immediate effect by the purchaser, in order to delineate the new division between Gateside House and Nisbet Road Plot before building work commences. The design of the wall shall be mutually agreed between both parties prior to erection.

GENERAL REMARKS AND INFORMATION:

Architecture JF Ltd - Interested parties may wish to contact Julian Frostwick from Architecture JF Ltd to discuss the plot, the details of the planning permission and the plans he has drawn up.

Julian Frostwick, Architecture JF Ltd, Gullane Business Centre, 12a Lammerview Terrace, Gullane, East Lothian EH31 2HB. Email: architecturejf@btconnect.com Tel: 01620 845555.

Planning Application:

22/00759/P | Renewal of planning permission 18/00299/P for the erection of 1 house and associated works | Gateside Hill Road Gullane EH31 2BE (eastlothian.gov.uk)

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH31 2BQ.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



Gullane Beach

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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Gullane Golf Course