

FOR SALE | *Serviced Plot*

DERVAIG LONGNIDDRY

[VIEW VIDEO](#)

**Serviced Plot
Single Build Development
Opportunity with
Planning Consent**

Dervaig, 19 Gosford Road,
Longniddry, East Lothian, EH32 0LF

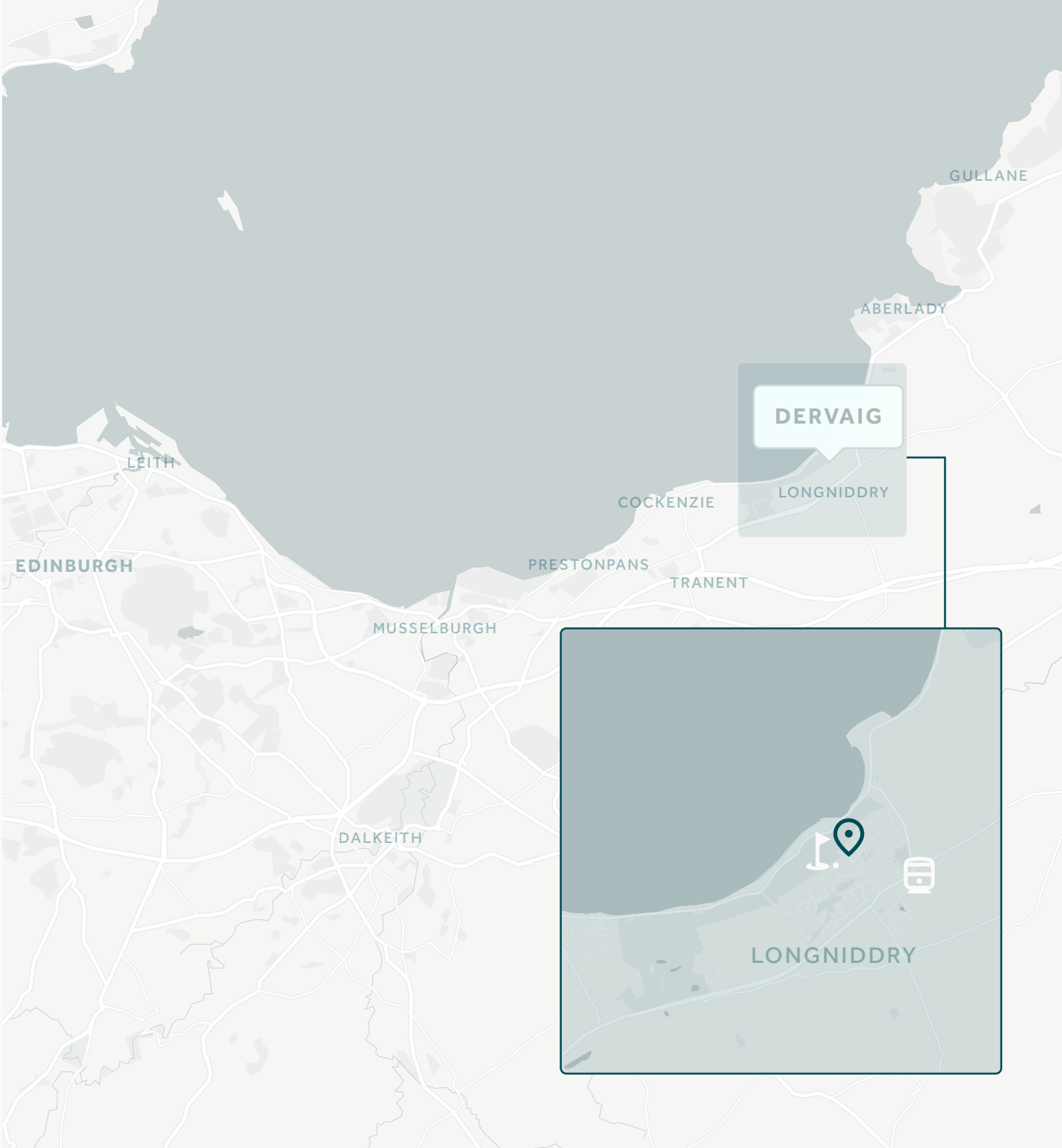


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LOCATION

Longniddry is an attractive, coastal village in East Lothian, along one of the country's most picturesque coastlines and forming part of Scotland's renowned 'Golf Coast'. Longniddry is situated approximately 15 miles east of Edinburgh and is a desirable location for families seeking a balanced lifestyle. The village benefits from a small supermarket, post office, pub and café within walking distance of the site. Gosford Road is a sought-after residential street bordering Longniddry Golf Course and is well placed for access to local amenities. Just a short journey along the coast, the nearby towns of Aberlady and Gullane provide further amenity provision.

Longniddry railway station is on the direct line to Edinburgh Waverley with a journey time of approximately 20 minutes. The village is approximately 35 minutes from Edinburgh by car.





DERVAIG | LONGNIDDRY

DESCRIPTION

The land at Dervaig presents a rare opportunity to acquire an attractive residential plot with planning consent for a two-storey, 4-bed house on the sought-after Gosford Road in the coastal village of Longniddry, East Lothian.

The rear plot has planning consent for a two-storey 3,552sqft 4-bed house.

The approved home design features an external terrace, double car port and storage facility, driveway and generous garden.

The proposed layout features an 'L' shaped formation, framing a courtyard garden to the south of the property.

The house has four bedrooms, featuring one double bedroom on the ground floor with two double bedrooms and a master suite on the first floor.

Areas

	m ²	SQFT
Gross internal area	344	3,703

Tenure

Heritable (Scottish equivalent of English freehold).

Planning Permission

The property has been granted planning permission (24/01416/P) for two detached houses. Planning was granted on 01/04/2025. 24/01416/P | Erection of 2 houses and associated works | Land At Dervaig 19 Gosford Road Longniddry East Lothian

Architect

Jones Robbins Tobin are a design led residential architecture practice, committed to delivering contemporary, contextual and ecologically considered projects.

Viewings

Viewings and inspections can be accommodated by contacting the sole selling agents.

Price

Offers over £425,000



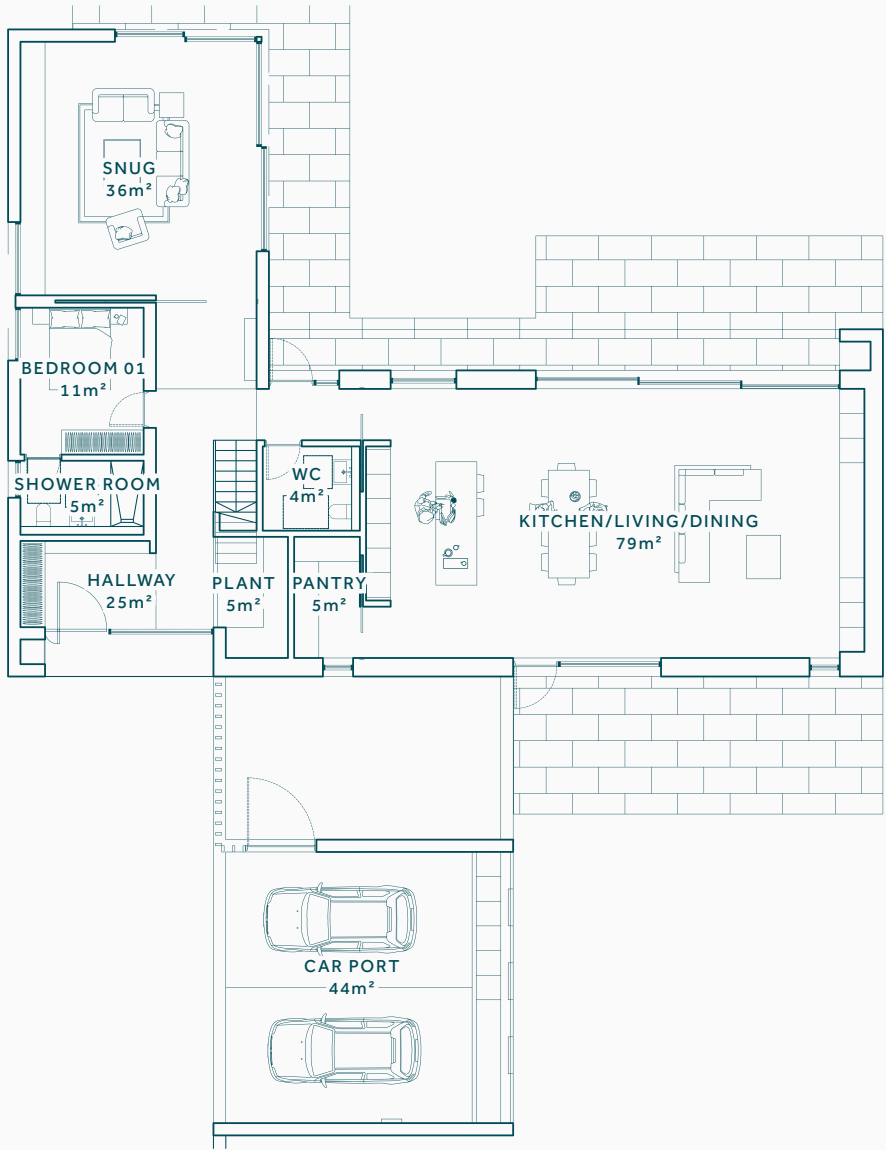
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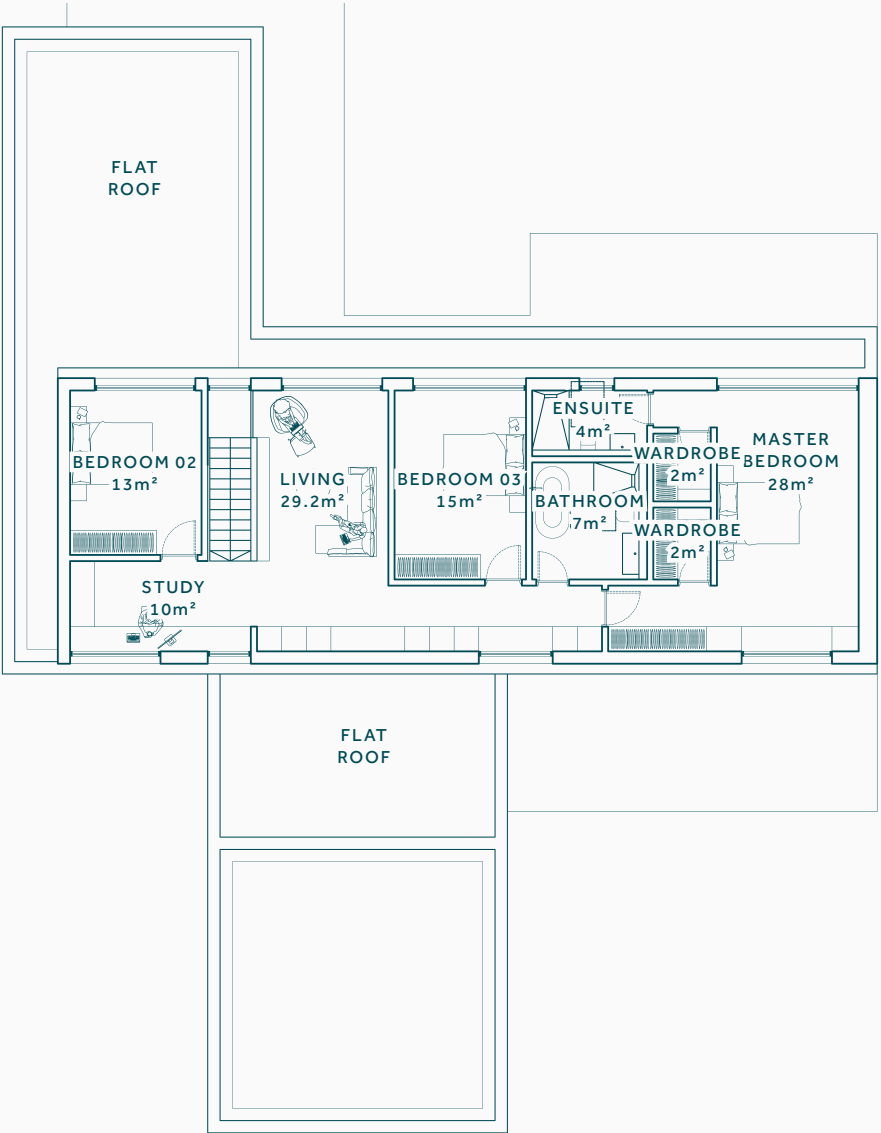
FLOOR PLAN

Dervaig

GROSS INTERNAL AREA | 344m²



GROUND FLOOR



FIRST FLOOR

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RETTIE

Sole Agents

For offers, viewings or further information
please contact the sole agents

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