

FOR SALE | *Serviced Plot*

# DAVANMORE LONGNIDDRY

[VIEW VIDEO](#)

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

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



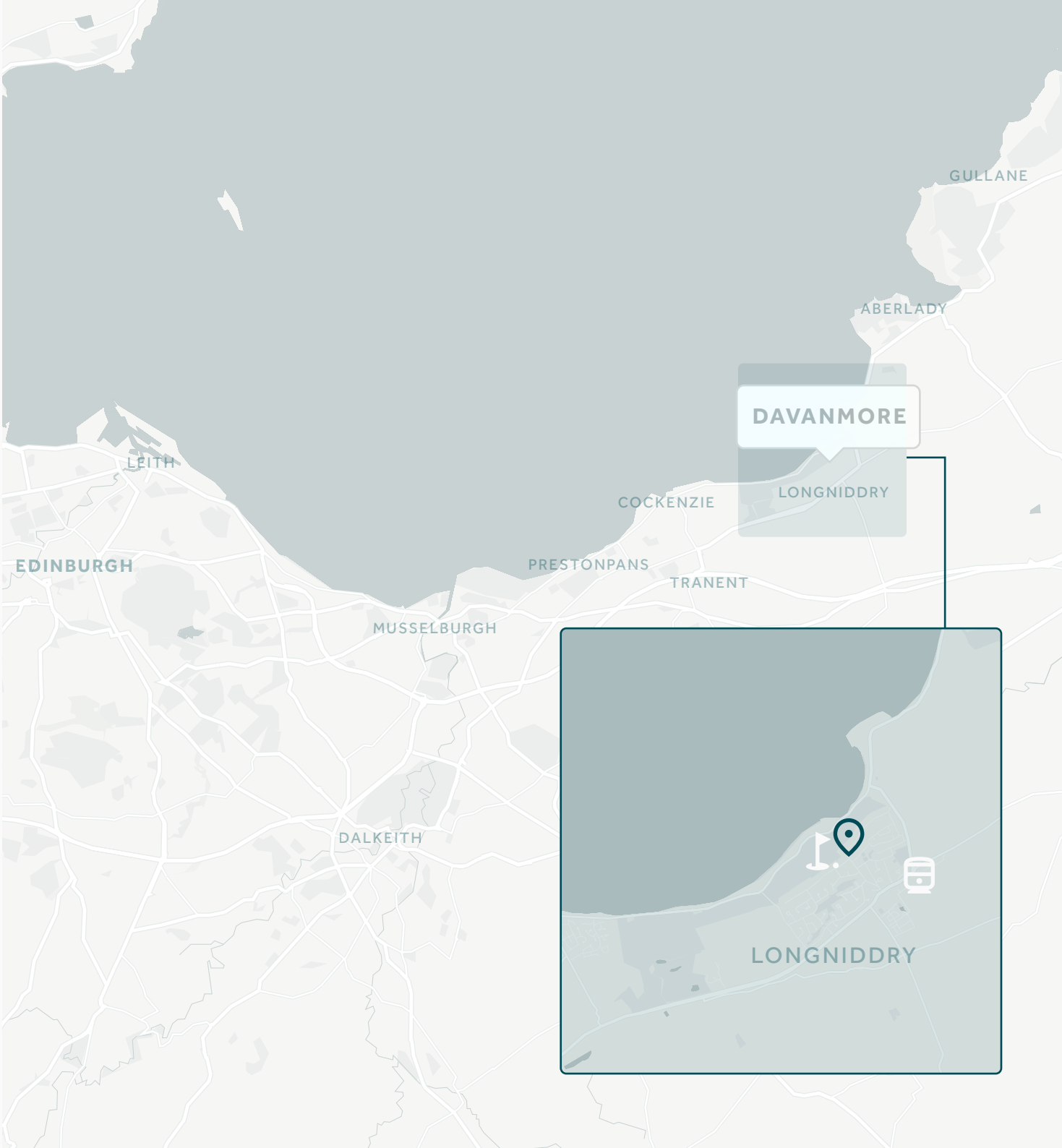
**RETTIE**



# 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.







## DESCRIPTION

The plot at Davanmore presents a rare opportunity to acquire an attractive residential plot with planning consent on the sought-after Gosford Road in the coastal village of Longniddry, East Lothian.

The front plot has planning consent for a two-storey 2,982sqft 4-bed house. The approved home design features an external terrace, single-car garage, driveway and garden.

The proposed layout features an ‘L’ shaped formation, framing a courtyard garden to the south of the property. The house features one double bedroom on the ground floor with two double bedrooms and a master suite on the first floor. The property features a total of four bathrooms.

On the ground floor, a spacious open plan kitchen, living and dining space provides garden access and the generous family snug also provides access to the garden through double sliding doors. The house is accessed directly from a new driveway off Gosford Road.

### Areas

	m <sup>2</sup>	SQFT
Gross internal area	277	2,982

### 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 Davanmore 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 £375,000



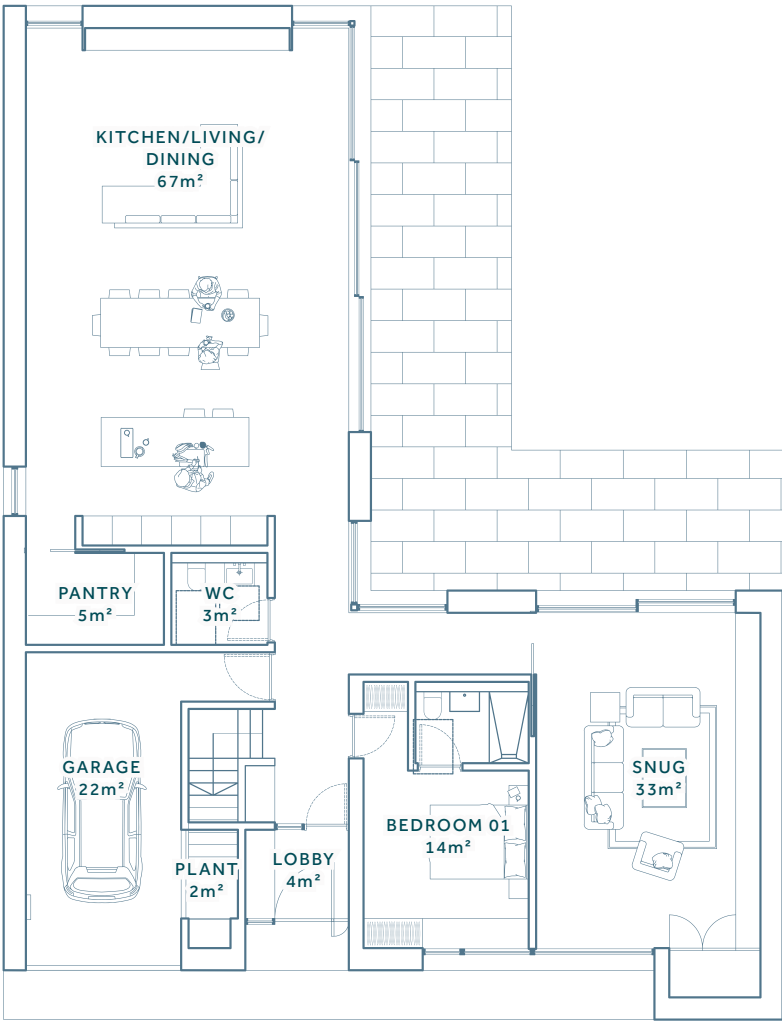




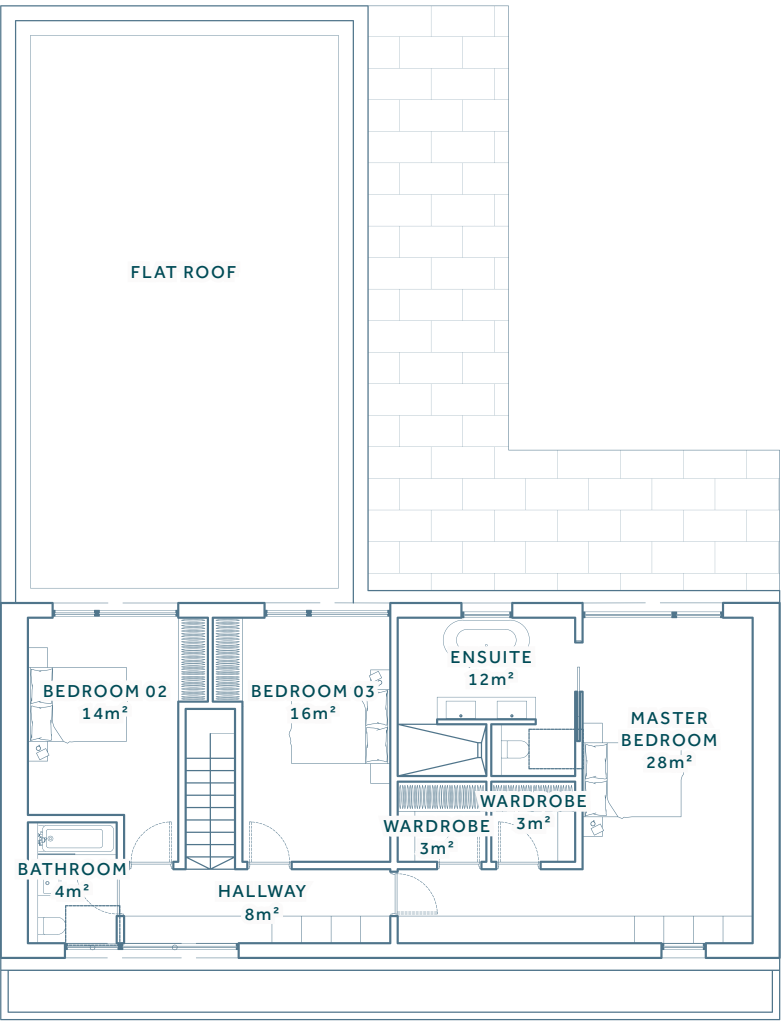
FLOOR PLAN

Davanmore

GROSS INTERNAL AREA | 277m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

---

FOR SALE | *Serviced Plot*

---

# DAVANMORE LONGNIDDRY

*VIEW VIDEO*

---

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



**RETTIE**

## *Sole Agents*

---

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

### **ANDREW SMITH**

M | 0131 624 9087  
E | [Andrew.smith@rettie.co.uk](mailto:Andrew.smith@rettie.co.uk)

### **TINO MACKAY PALACIOS**

M | 0131 624 4064  
E | [tino.mackaypalacios@rettie.co.uk](mailto:tino.mackaypalacios@rettie.co.uk)

### **ARCHIE HENDERSON**

M | 0131 322 2654  
E | [archie.henderson@rettie.co.uk](mailto:archie.henderson@rettie.co.uk)

---

#### **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 especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties