For Sale

Residential Development Site

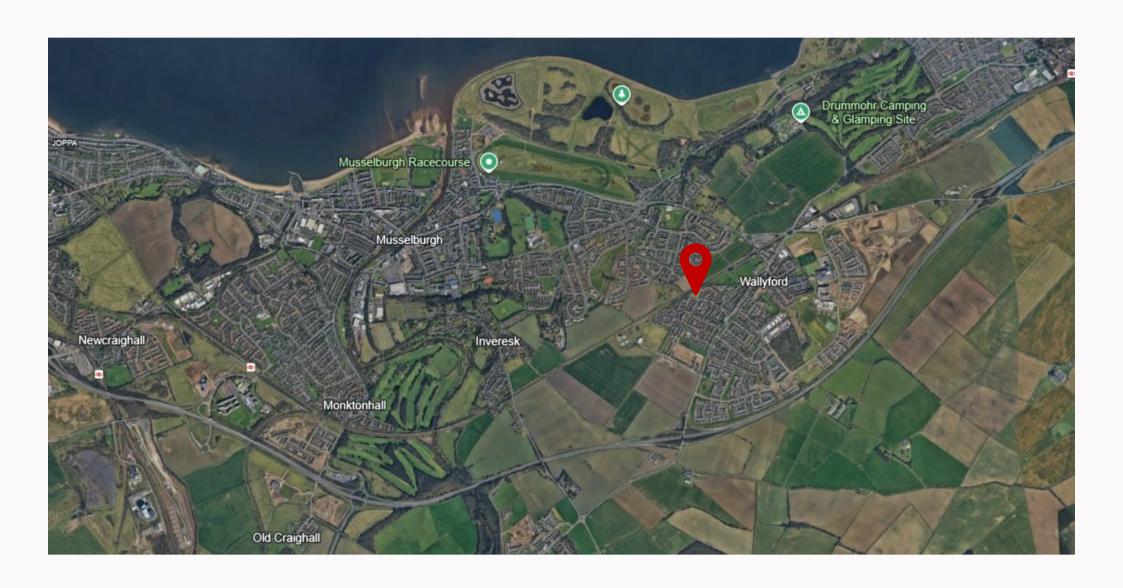
Drummohr Avenue Wallyford EH21 8BP

0.9 Acres0.38 Hectares











Property Details

- Located in desirable East Lothian town of Wallyford
- Land has planning consent for 10 units
- New build housing developments within the vicinity
- Offers invited for purchase of the Heritable Interest

Location

Wallyford is a popular East Lothian commuter town, just minutes from Musselburgh and less than 10 miles to the east of Edinburgh city centre.

Excellent transport links, including a railway station, easy access to the A1 and regular bus service make the location highly accessible for commuters.

Description

The subjects comprise a regularly shaped piece of land extending to approximately 0.93 acres (0.38 Ha). It lies to the immediate west of Drummohr Avenue and to the north of Dury Way.





Property Details

Planning/Development

The site has planning consent for 10 units comprising of 6 detached houses and 4 semi-detached houses

- 01/00648/FUL
- 06/01324/FUL
- 17/00699/P
- Further details on plans, title, survey and build warrant can be accessed in dataroom upon request



Accommodation Schedule Drummohr Avenue, Wallyford 10 consented houses		Site Area = 0.93 Acre August 2025
Plot Number	House Description	Floor Area (sq ft)
1 2 3 4 5 6 7 8 9	Angled 4 bed semi detached 3 bed semi detached 3 bed semi detached 3 bed semi detached 4 bed detached house; Type C 4 bed detached house; Type C 4 bed detached house; Type D 4 bed detached house; Type D 4 bed detached house; Type D 4 bed detached house; Type C 4 bed detached house; Type D	1299 949 925 999 1549 1549 1494 1494 1549
Totals		13301
Coverage per acre 14,302 sq ft / acre iain gaul a r c h l t e c t s iain@igarchitects.co.uk		

Viewings

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

Price

Interested parties are invited to submit offers for the heritable interest of the property (Scottish Equivalent to English Freehold) in excess of £500,000 exclusive of VAT.

Offers

All offers should be submitted to Rettie with whom the purchasers should register their interest if they wish to be informed of a closing date. Offers clean of conditions are preferred.

Dataroom

Technical Information for the subjects is available within a dataroom with access provided upon request to Rettie.

Sole Agents



Sandy Gilmour

Associate Director

sandy.gilmour@rettie.co.uk

0131 220 4160



Archie Henderson

Graduate

archie.henderson@rettie.co.uk

0131 322 2654

Disclaimer

Rettie., 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 which have been sold or withdrawn.

