

ESTATES
STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT

For Sale



The Abbey
North Berwick

'B' Listed Mansion House
(Former Care Home)

Site Area: 1.0696ha/2.6430 acres or thereby

Offers around £1,200,000 are invited

NORTH BERWICK AND SURROUNDING AREA

The historic coastal town of North Berwick is situated in the heart of Scotland's golf coast, 24 miles east of Edinburgh. Edinburgh city centre can be reached by car in 45 minutes and can be reached by train in 35 minutes. The A1 is easily accessible from North Berwick which provides easy access to Dunbar and further south.

The former Royal Burgh of North Berwick is home to an eclectic mix of shops, cafes, bars and restaurants. Tourists and locals are attracted to the seaside town due to a fantastic mix of classic fish and chip shops, ice cream parlours, tea rooms, independent and boutique shops. The town has two 18-hole golf courses and is a short drive to the prestigious Muirfield golf course which plays host to events such as The Open and AIG Women's Open. The location of the town provides views out to the Firth of Forth and Bass Rock – the world's largest gannet colony.

Local attractions include the 5-star Scottish Seabird Centre, Tantallon Castle to the East and Dirleton Castle to the West. The town was crowned 'most desirable place to live in the UK' by the Sunday Times in March 2024 due to its thriving High Street, beautiful beaches, culture and transport links. It is also much in demand from those working locally and is a very desirable commuter town of Edinburgh.

North Berwick provides good local schooling for all ages with a variety of recreational facilities such as local golf courses, tennis courts and sports complex inclusive of gym, pool and health suite.

THE ABBEY, NORTH BERWICK

The Abbey former old persons home is a "B" listed Mansion House built on the grounds of a 12th century convent known as North Berwick Priory. It occupies a site which includes lawns and gardens to the front and rear of the building, measuring approximately 2.6340 acres which is enclosed from neighbouring roads and houses providing a quiet and private setting. The remains of the 16th century tower which was part of the convent still exists within the grounds.

The property is located to the south, west of North Berwick High Street, which is approximately a 10-minute walk away. North Berwick train station is located to the north of The Abbey and is a short 5-minute walk away. Access to the property is via a driveway up to the front of the house from Old Abbey Road. There is also access via Glenorchy Road to the south of the property.

The property comprises a 2-storey rambling L-Plan House built in 1907, adjoining single storey and attic cottage built in 1908. The house is made of local law stone with a pitched slate roof and in some areas original windows have been retained in their original stonework. Outstanding features of the property have been retained internally which include period wood panelling, beamed ceilings and elephant hide frieze and carved masques in the entrance hall.

After its completion in 1908 The Abbey was used as a private home until the 1950s when it was sold to the Edinburgh Corporation Social Services Department. In the 1960s the Abbey began operating as a holiday home for elderly residents of Edinburgh and then at a later date to take permanent residents.

A Type 2 Asbestos Building Survey has been carried out for the premises.

Copies of the Asbestos survey and the Tree Preservation Order can be made available to interested parties on request.

The Energy Performance Certificate Rating can be provided on request to interested parties.

The current rateable value is £65,700 p.a.

The Council is advised that the postal address of the property is

The Abbey
Old Abbey Road
North Berwick
EH39 4BP

PLANNING

This property is Grade B Listed and is located out with the North Berwick Conservation Area.

Development Guidelines produced by East Lothian Council's Policy and Projects Team, part of the Council's Planning Department, is also available on request.

SERVICES

Interested parties must make direct contact with service providers to satisfy themselves about the availability of services to the Lodge.

VIEWING

By prior arrangement with the Estates Section of East Lothian Council.

To arrange an appointment, please contact:

Allan Marshall

Estates Surveyor

Email: amarshall1@eastlothian.gov.uk or estates@eastlothian.gov.uk

Particulars can also be viewed and downloaded at www.eastlothian.gov.uk/property.

If you wish particulars to be sent out to you by post, or if you intend to offer for this property and would like to note your interest and be advised of a closing date for offers, please email estates@eastlothian.gov.uk.

These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

CONDITIONS OF SALE

1. The property will be sold as possessed by the Council and subject to all conditions and/or restrictions affecting it, whether or not in the title deeds. Any conveyance by the Council shall contain such reservations, burdens and conditions as the Council may consider necessary for the protection of the Council's interest.
2. Offers conditional upon gaining planning consent will be considered, but in the event of similar bids being received preference may be given to offers not conditional on planning.
3. The purchase price will be paid in full at a date to be agreed subject to the following:
 - (a) A deposit of 10% of the purchase price shall be paid to the Council immediately on conclusion of formal missives, with the balance of the purchase price payable at the date of entry.
 - (b) Interest at 4% above the Royal Bank of Scotland base rate will be chargeable on the balance of the purchase price from the date of entry until paid.
4. The purchasers shall be liable for any statutory notices issued after the date of conclusion of missives.
5. Any offer submitted should also include information on the proposed use intended for the property together with details of any planning and/or other consents required. This information should be as detailed as possible and include plans, specifications etc, where appropriate.
6. Prospective purchasers should also submit with their offer, information sufficient to allow the Council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a partnership, then the directors or partners must be named.
7. Offers are invited on the basis that full vacant possession is available to the property.
8. The purchase price is exclusive of VAT.

DETAILS FOR SUBMITTING OFFERS

1. Offers around £1,200,000 are invited.
2. The closing date for offers has not yet been set. All interested parties who have noted their interest by email to estates@eastlothian.gov.uk will be notified of the closing date once set and issued with an offer pack. Offers should be open for acceptance for a period of 6 weeks after the closing date. This is to allow consideration of all offers received and to accommodate the Council's committee reporting procedures.
3. All offers must be made in the offer envelope provided and the name and address of the bidder should be written on the back. Any additional material for submission must be suitably sealed, labelled and attached to the offer envelope. An offer envelope can be obtained by emailing estates@eastlothian.gov.uk.
4. Only self-evidencing offers in standard legal form will be considered for acceptance by the Council.
5. **Offers received by fax will not be accepted.**
6. The Council is not bound to accept the highest or any offer.
7. Offers received after 12 Noon on the closing date will be returned unopened and will not be considered by the Council.
8. **Offers must be submitted in accordance with the above. Failure to do so will result in the offer being declared void.**
9. You are strongly recommended to seek professional advice when making an offer.