

**ESTATES**  
**STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

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**For Sale**

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**Land**  
**Adjacent to 1 Parsonspool, Dunbar**

**Potential Development Site**

**Site Area: 0.0582ha (0.14228) acres or thereby**

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**Offers over £35,000 are invited.**



### **LAND ADJACENT TO PARSONSPOOL**

The area of land for sale is an excellent sized plot situated within the quiet residential development of Parsonspool, which is positioned in the centre of Dunbar and within easy walking distance of the train station and High Street. This site has the potential for multiple uses and may be suitable for residential development (subject to consents). A rare opportunity to obtain a plot of land in this popular area.

Available as one whole lot.

### **PLANNING**

Currently there is no planning consent. All planning applications can be made to East Lothian Council's Planning Department, for more information please visit [www.eastlothian.gov.uk/planning](http://www.eastlothian.gov.uk/planning).

### **SERVICES**

Interested parties must make direct contact with service providers to satisfy themselves about the availability of services to the area. However, services are available locally to the surrounding residential properties.

## VIEWING

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

To arrange an appointment, please contact:

Caroline Syme, Estates Officer

Email: [csyme@eastlothian.gov.uk](mailto:csyme@eastlothian.gov.uk) or [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk)

Particulars can also be viewed and downloaded at [www.eastlothian.gov.uk/property](http://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 area of land and would like to note your interest and be advised of a closing date for offers, please email [estates@eastlothian.gov.uk](mailto:estates@eastlothian.gov.uk).

## DUNBAR AND SURROUNDING AREA

The historic coastal town of Dunbar is situated in the heart of Scotland's golf coast, within 30 miles of Edinburgh and 30 miles from the English Border at Berwick Upon Tweed. Edinburgh city centre can be reached by car in 45 minutes and can be reached by train in 30 minutes. Dunbar train station provides direct daily routes to Edinburgh, London and Aberdeen. For motorists and bus users the A1 is easily accessible from Dunbar which provides easy access both to Edinburgh, Berwick and further south.

A former Royal Burgh, Dunbar is home to a unique mix of shops, cafes, bars and restaurants and is renowned for its high sunshine record, rugged coastline and attractive countryside.

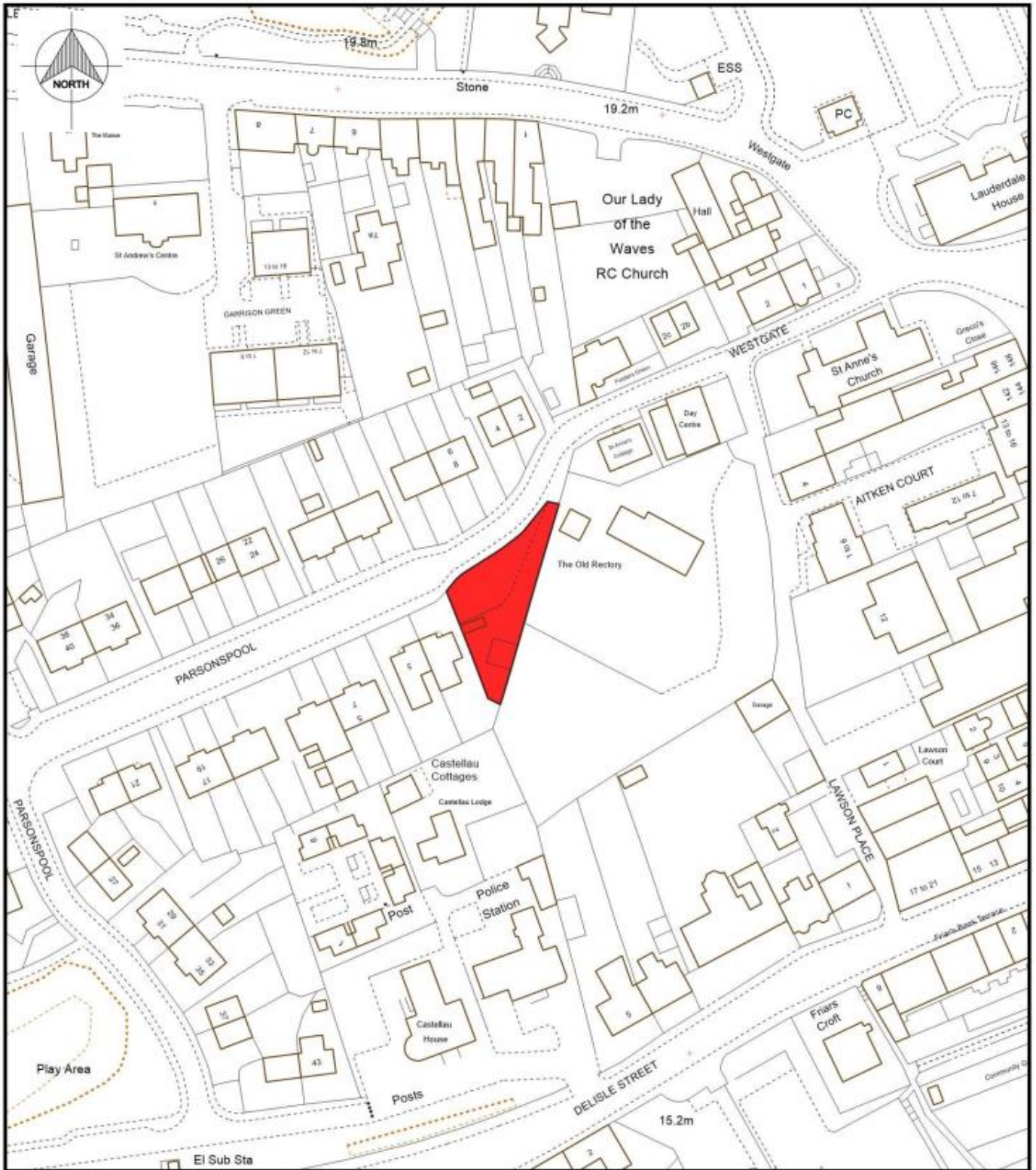
Dunbar provides good local schooling for both primary and secondary aged children with a variety of recreational facilities such as Dunbar Leisure Centre with a swimming pool, flume and fitness classes. Families will enjoy visiting East Links Family Park, Foxlake Adventures and John Muir Country Park. The town also has two 18-hole links golf courses, both with superb views out to the Firth of Forth, the Bass Rock and the Isle of May.

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*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.*

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# LOCATION PLAN



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## CONDITIONS OF SALE

1. The site 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 site.
8. The purchase price is exclusive of VAT.

## DETAILS FOR SUBMITTING OFFERS

1. Offers over £35,000 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](mailto: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](mailto: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.