



RESIDENTIAL AND RETAIL DEVELOPMENT SITE AT JIM BUSH DRIVE, PRESTONPANS, EAST LOTHIAN, EH32 9GP

- Development site with planning permission for 14 apartments and 5 retail units (15/00487/P)
- Approx. 0.59 acres (0.24 ha) gap site within attractive modern housing suburb
- Opportunity to complete final block of David Wilson Homes' Prestonfields residential development
- Convenient location close to local amenities with excellent transport links to Edinburgh and further afield
- Offers invited for the site as a whole



LOCATION

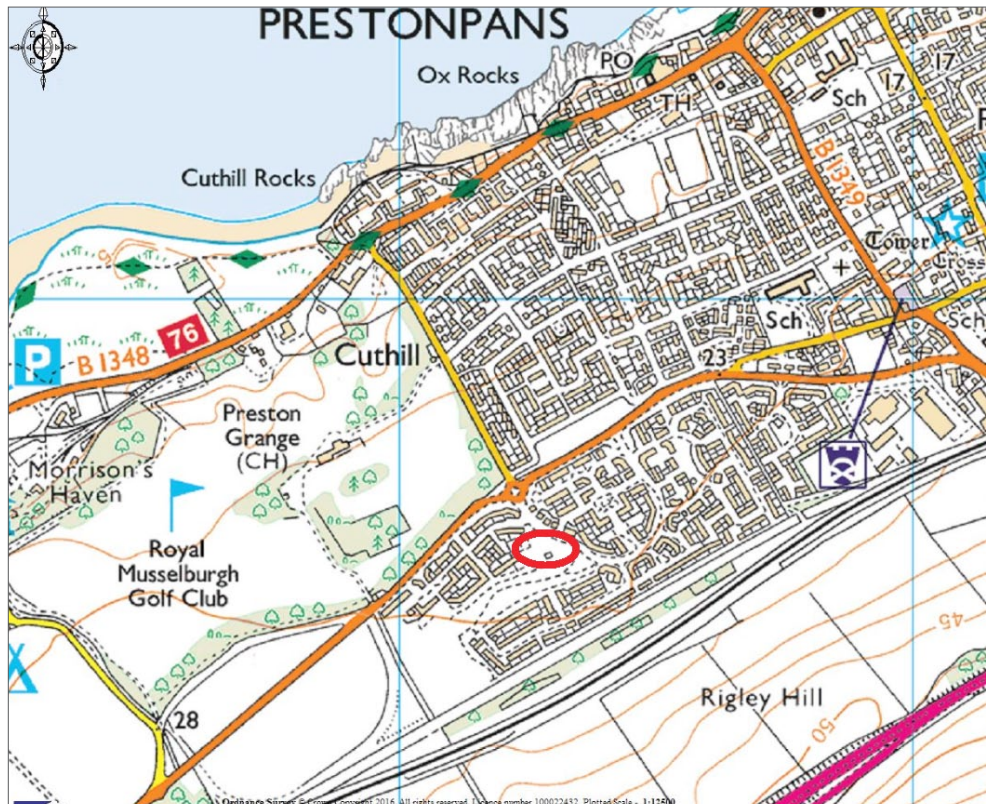
The site is located within the commuter settlement of Prestonpans, a historic town in East Lothian which has seen substantial population growth and new housing in recent years. The settlement is an attractive homebuyer location given its village feel, semi-rural location, accessibility to the East Lothian coastline and excellent transport links to nearby Edinburgh. Edinburgh city centre is located approximately 13 km west of Prestonpans with many other central belt and East Lothian settlements within a commutable distance.

The town adjoins to a continuous A-Road link to Edinburgh (A1) that connects directly to both Edinburgh city centre and the City of Edinburgh Bypass. There are regular public bus services, including Lothian Buses No. 26, which travel between Prestonpans and Edinburgh city centre. The town benefits from

a railway station on the North Berwick line, located around only 1 km east of the site, which has regular trains to Edinburgh taking approx. 15 minutes. The town offers a selection of local amenities including shops (including a Lidl supermarket and local Co-op), banks, Post Office, pharmacy and library. Nearby Musselburgh provides a number of retail facilities including a Tesco Extra Superstore (approx. 4.5 km). The site is also located east of retail facilities at Fort Kinnaird Shopping Park (Marks & Spencer, H&M, Next, TK Maxx, Argos) around 8 km away. Prestonpans is adjacent to the beautiful East Lothian countryside and sandy coastline which is extremely popular with locals and visitors.

Education provision in Prestonpans includes an infant and two primary facilities (Prestonpans Infant School / Prestonpans Primary School / St Gabriel's RC Primary School) in addition to secondary provision at Preston Lodge High School.

The local countryside and coastline allows for a wealth of outdoor pursuits. There is also an abundance of Championship quality golf courses within East Lothian with Royal Musselburgh immediately to the north-west of the site. Musselburgh Racecourse is also around 3km from the site. Prestonpans benefits from regular train and bus services to Edinburgh city centre including Lothian buses no.26 and is situated on the North Berwick line. The railway station is located 1km east of the site with regular trains to Edinburgh taking approximately 15 minutes.



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The land for sale is located to the south-west of Prestonpans and extends to an approximate area of 0.59 acres (0.24 ha). The site forms the final development area within a recently built housing estate by David Wilson Homes who have delivered a mix of 2-bed apartments and 3 & 4-bed houses. The development opportunity has a well positioned location within the housing estate with apartments and retail an appropriate addition to the existing layout. The build-out of the gap site will complete construction within the immediate area. The housing development has proved a popular homebuyer location and has established a quality residential suburb.

The approved scheme comprises of a 3 storey single block, broadly rectangular in shape, with smaller 2 storey accommodation wings extending from either side. The property, with wings, includes 14 flatted units (1st and 2nd floors) and 5 retail units (ground floor):

Access is proposed to be taken from Monks Meadow with 45 car parking spaces servicing the accommodation.

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PLANNING

The site benefits from the following planning permission:

Reference: 15/00487/P

Proposal: Erection of 14 flats, 5 shops (Class 1) and associated works

Status: Granted permission

Decision Issued: 12 July 2016

Conditions: The planning permission is subject to five minor conditions. Full details are available from the selling agents.

Affordable Housing Requirement: 4 Units (25% of total)

Full planning documentation can be obtained via East Lothian Council's planning portal: <https://pa.eastlothian.gov.uk/online-applications/search.do?action=simple&searchType=Application>

A Section 75 Agreement has been signed by the site's owner (David Wilson Homes Ltd) and East Lothian Council setting out planning gain requirements. The agreement provides detail on the Affordable Housing and Educational Contributions needed to be provided to as part of the development. A copy of the agreement is available to interested parties – please contact the selling agents.

For further information regarding the planning permission, please contact East Lothian Council on 01620 827216 or environment@eastlothian.gov.uk



View of Subject Site from East

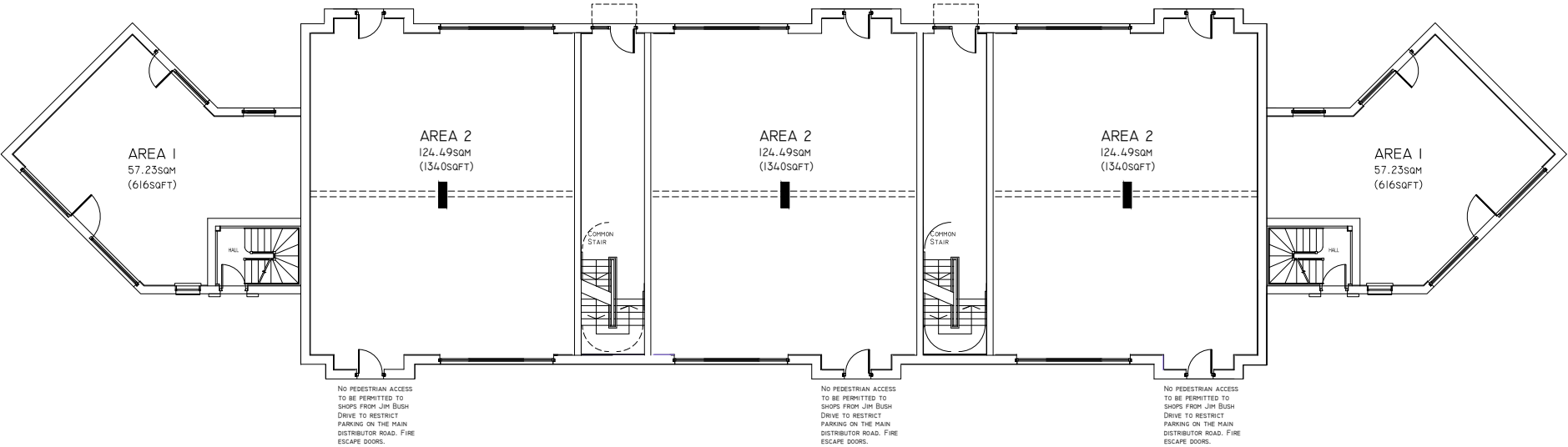
REAR ELEVATION PLANNING PERMISSION 15/00487/P



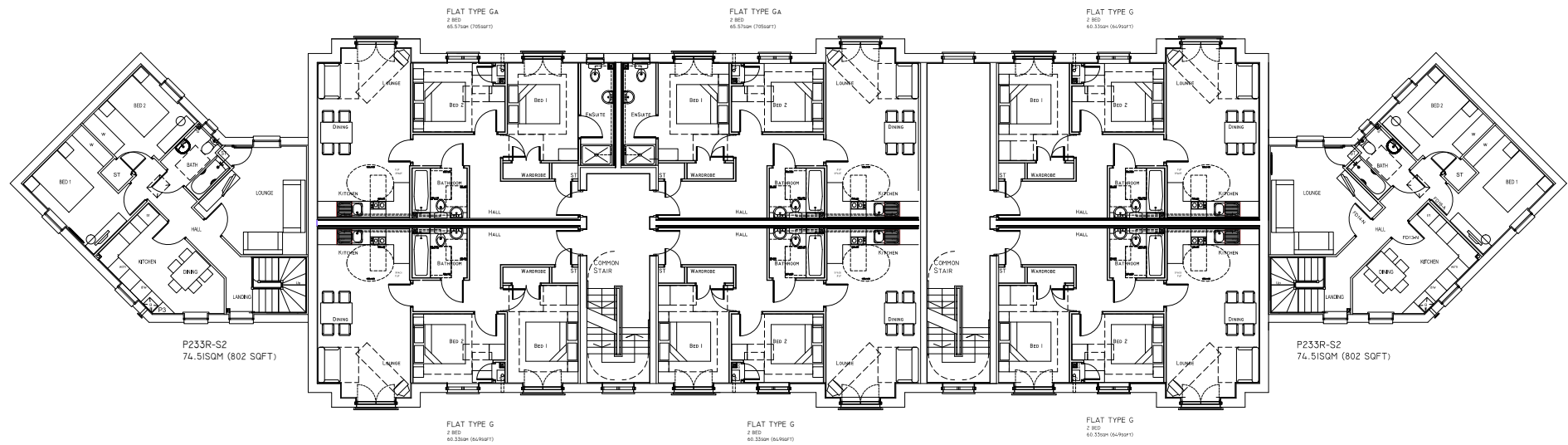
FRONT ELEVATION PLANNING PERMISSION 15/00487/P



GROUND FLOOR PLAN - PLANNING PERMISSION 15/00487/P

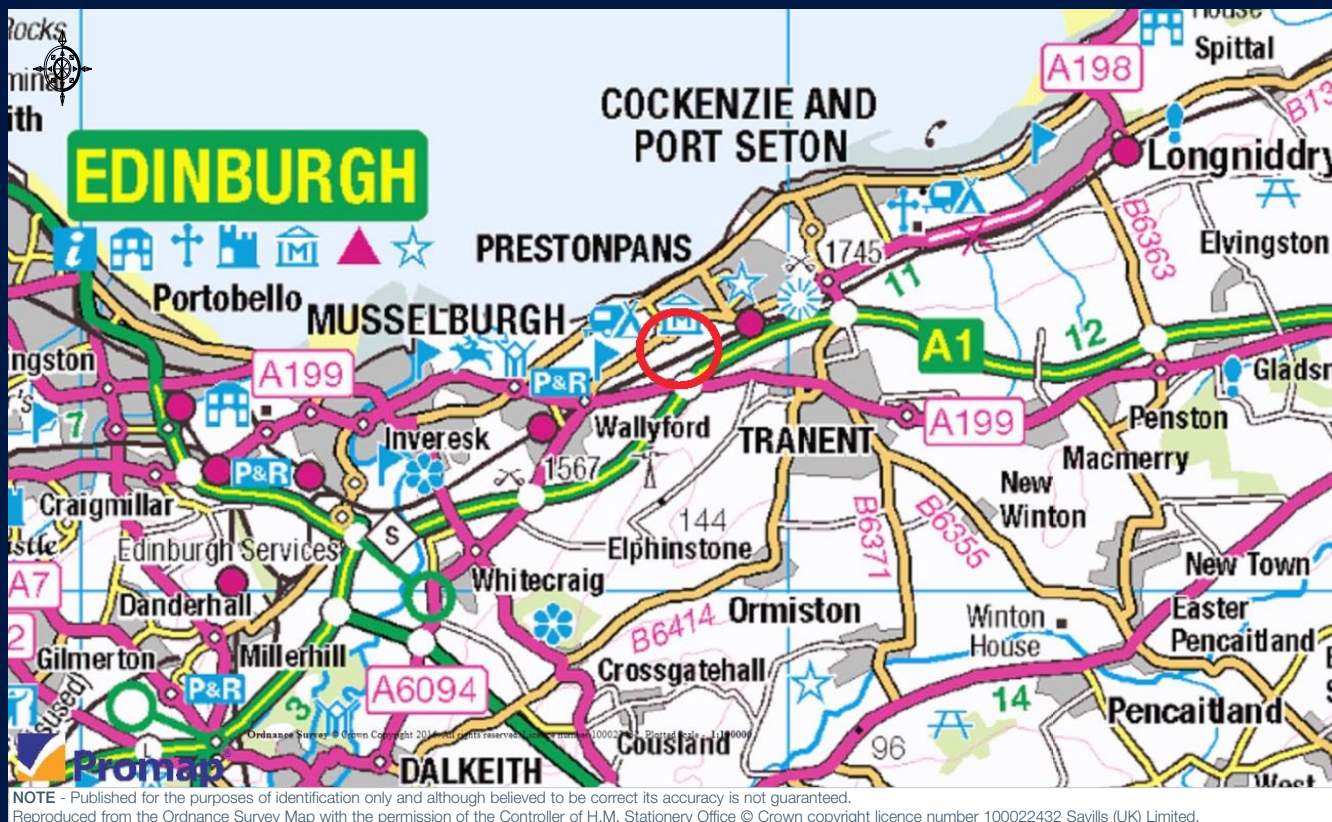


FIRST FLOOR PLAN - PLANNING PERMISSION 15/00487/P



The floor plan illustrates the 4th floor layout, featuring four identical flat units (Flat Type GA) arranged in a symmetrical pattern. Each unit is equipped with a living area, kitchen, two bedrooms (Bed 1 and Bed 2), a bathroom, and a lounge. The plan also shows common stairs and service areas. The units are labeled as follows:

- FLAT TYPE GA** (Top Left): 2 BED, 60.53sqm (650sqft)
- FLAT TYPE GA** (Top Right): 2 BED, 60.53sqm (650sqft)
- FLAT TYPE GA** (Bottom Left): 2 BED, 60.53sqm (650sqft)
- FLAT TYPE GA** (Bottom Right): 2 BED, 60.53sqm (650sqft)



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FURTHER INFORMATION

Further site information is available to interested parties. For full details please contact the selling agents.

On-site viewings are by appointment only. To access the site please contact the selling agents.

METHOD OF SALE

The heritable interest (freehold) in the site is offered for sale as a whole with vacant possession.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

The vendors may require overage / clawback provisions.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the land without reference to any other party.

Each party will be liable for their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

TITLE PLAN

A title plan will be prepared which will become a taxative plan for sales purposes. Only indicative boundaries are provided and should not be relied upon.

October 2016