

FOR SALE

Mixed Use Redevelopment Opportunity



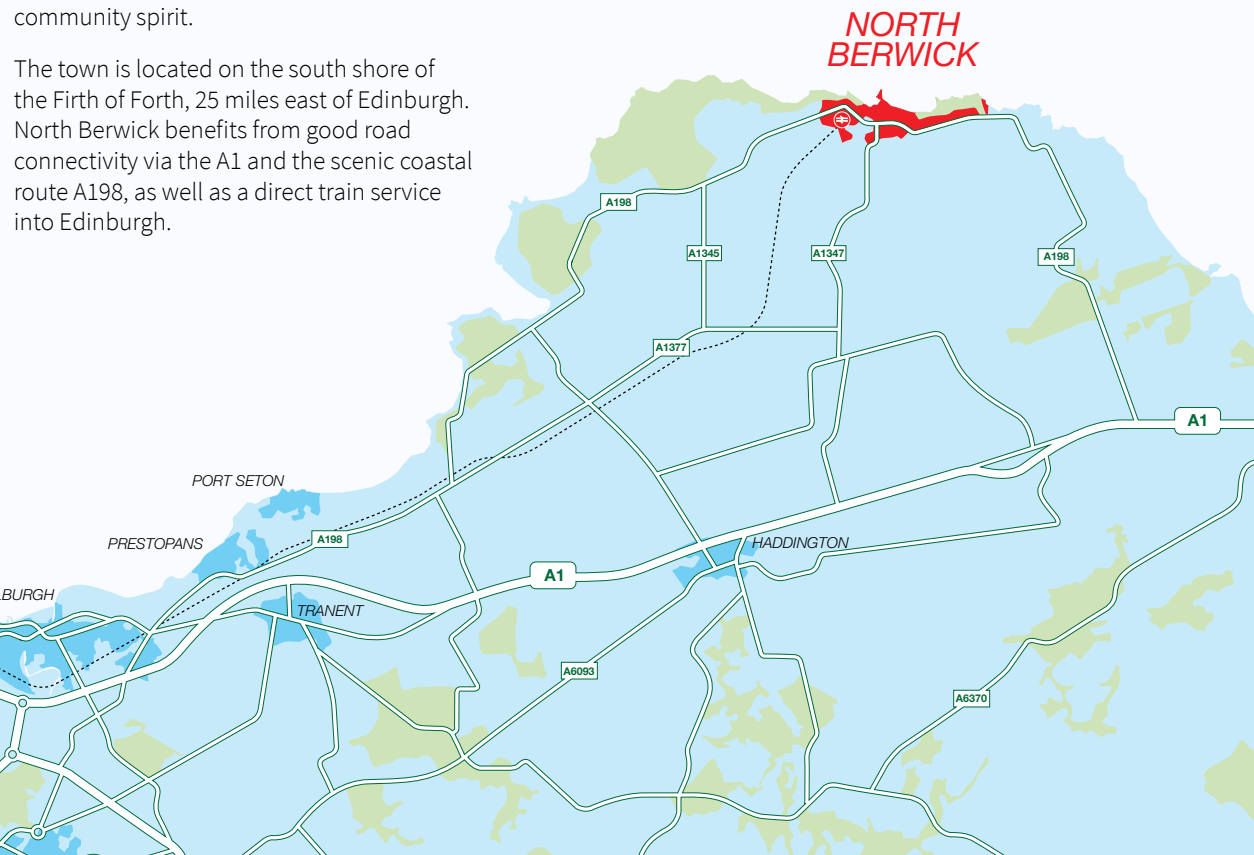
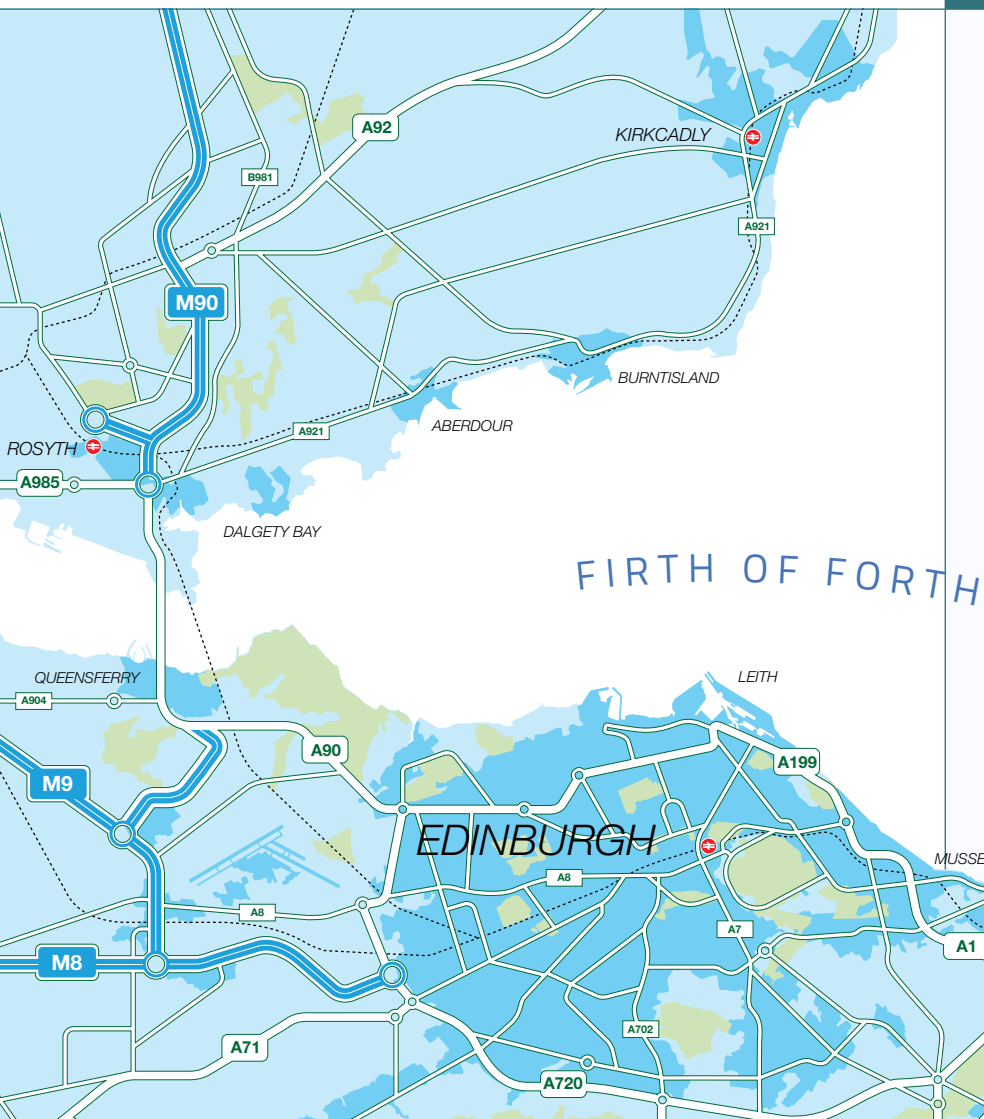
2.43 acres

Tantallon Road, North Berwick, East Lothian, EH39 5NF

LOCATION

North Berwick is a town in East Lothian recognised for its attractive coastal scenery, high quality local schooling and thriving local economy. North Berwick was recently named the best place to live in Scotland (The Times 2017), having been assessed against criteria such as culture, jobs, schools and community spirit.

The town is located on the south shore of the Firth of Forth, 25 miles east of Edinburgh. North Berwick benefits from good road connectivity via the A1 and the scenic coastal route A198, as well as a direct train service into Edinburgh.



ATTRactions

Historic Castles, white sandy beaches and an array of wildlife are just some of the local attractions. North Berwick has striking views over the Firth of Forth and wildlife cruises to Bass Rock explore this haven for birds such as gannets and puffins. The town is also home to an eclectic mix of shops, cafes and bars, as well as array of creative boutiques and galleries.

North Berwick is surrounded by some of the country's best Golf Courses; Archerfield Links, Muirfield and Gullane Golf Clubs. There are a number of well-regarded restaurants in East Lothian as well as outdoor leisure activities including mountain biking and surfing.

Local nursery, primary and secondary schools are very well regarded, with a strong track record for performance and quality.





THE OPPORTUNITY

The property is located on the south side of Tantallon Road (A198) to the south east of the town. The site extends to 2.43 acres (0.99 Hectares) and is rectangular in shape. The site has road frontage direct on to Tantallon Road.

JLL have been appointed to dispose of the development opportunity. The existing commercial buildings on site are owner occupied and operate as a car garage and blacksmiths to the rear.

This opportunity is suited to a range of uses including industrial, retail, care home, residential and hotel, subject to obtaining the necessary consents. There may be an opportunity to relocate the car garage, on a smaller scale, elsewhere within the site.

For further information on this aspect please contact JLL directly.

PLANNING

The site is identified within the Adopted Local Plan and proposed Local Development Plan for Employment Uses. The proposed LDP was submitted to Scottish Ministers for approval on the 3rd of May 2017.

The site is identified under Policy EMP1 supporting uses Classes 4, 5 and 6 Town and Country Planning (Use Classes) (Scotland) Order 1997. 'Other employment generating uses may also be supported in these locations subject to the town centre first principle (policy TC1) and provided this results in no amenity conflicts or other unacceptable impacts.

Proposals to redevelop employment sites or premises for other employment generating uses will only be supported where the uses proposed do not prejudice or inhibit the activities of a nearby employment use.'

Given the nature of the LDP policy the preferred development solution would be one which addressed the employment use requirement but also sought to maximise the overall land value. In this regard, a mixed use solution which could potentially include residential or care home use may be appropriate.

For further planning information please contact East Lothian Council:

01620 827827



SURROUNDING AREAS

There are a number of amenities and public transport links located within walking distance. Within 0.5 miles there is a Tesco Supermarket, petrol station, Aldi, sports complex and recreation park. The town centre and train station are located 1.0 mile to the north of the property and are well connected to the site by a number of bus routes.

Recent development in North Berwick includes residential sites by McCarthy & Stone, Miller Homes, CALA Homes, Cruden and Walker Group. Development has predominantly focused on the family housing market, with McCarthy & Stone delivering retirement living.

The site occupies a strategic position, with direct frontage on to Tantallon Road and abutting development Proposal NK4 to the south. Proposal NK4 is a 23.6 acre residential led mixed use development site with Planning Permission in Principle for 125 residential units and 1 hectare of employment and commercial uses (REF; 15/00670/PPM). Applications to discharge conditions attached to this consent are pending.

CLOSING DATES AND OFFERS

Viewings are strictly by appointment through the sole selling agents.

Interested parties are advised to note their interest in writing to the sole selling agents. All parties who notify interest will be informed of closing date arrangements.

Offers are invited for the landholding (in whole). Our client's preference is for offers to be submitted on an unconditional basis. However, if in the event where offers are subject to any suspensive conditions, we would request that these are accompanied with full supporting information and timescales to purify each condition. This will enable the viability and deliverability of the proposal to be assessed.

FURTHER INFORMATION

All enquiries and requests for further information should be directed to Makela Milne or Jason Hogg in the Residential and Development Land team at JLL.

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