

SCARLETT  
LAND AND DEVELOPMENT



RETTIE

FOR SALE

RESIDENTIAL CONVERSION OPPORTUNITY

13-14 HOPE PLACE, MUSSELBURGH, EH21 7QD

HOME

LOCATION

PLANNING

CONTACT

- Residential conversion opportunity (existing care home)
- Detailed planning consent for conversion into two large semi-detached residential houses
- Adjoining Musselburgh Race Course / Old Course golf club
- Total area approximately 525 sq.m (5,653 sq.ft) GIA
- Vacant possession expected May 2018
- Offers invited on an unconditional basis for the existing property with the benefit of detailed planning consent for conversion into two residential houses.



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DESCRIPTION

Levenhall Care Home has, until now, been used as a care home but also benefits from detailed planning permission for conversion into two large family homes. Change of use consent has been granted along with planning permission to build an extension, double garages and summerhouses. To be sold with vacant possession.

The property comprises two semi-detached Victorian homes extending to approx. 525 sq.m (5,653 sq.ft) located in the quiet suburbs of the popular coastal town of Musselburgh. Set over two floors, the sandstone built property occupies a plot of approximately 0.12 ha (0.29 acres), including front garden, shared lane and large rear gardens.

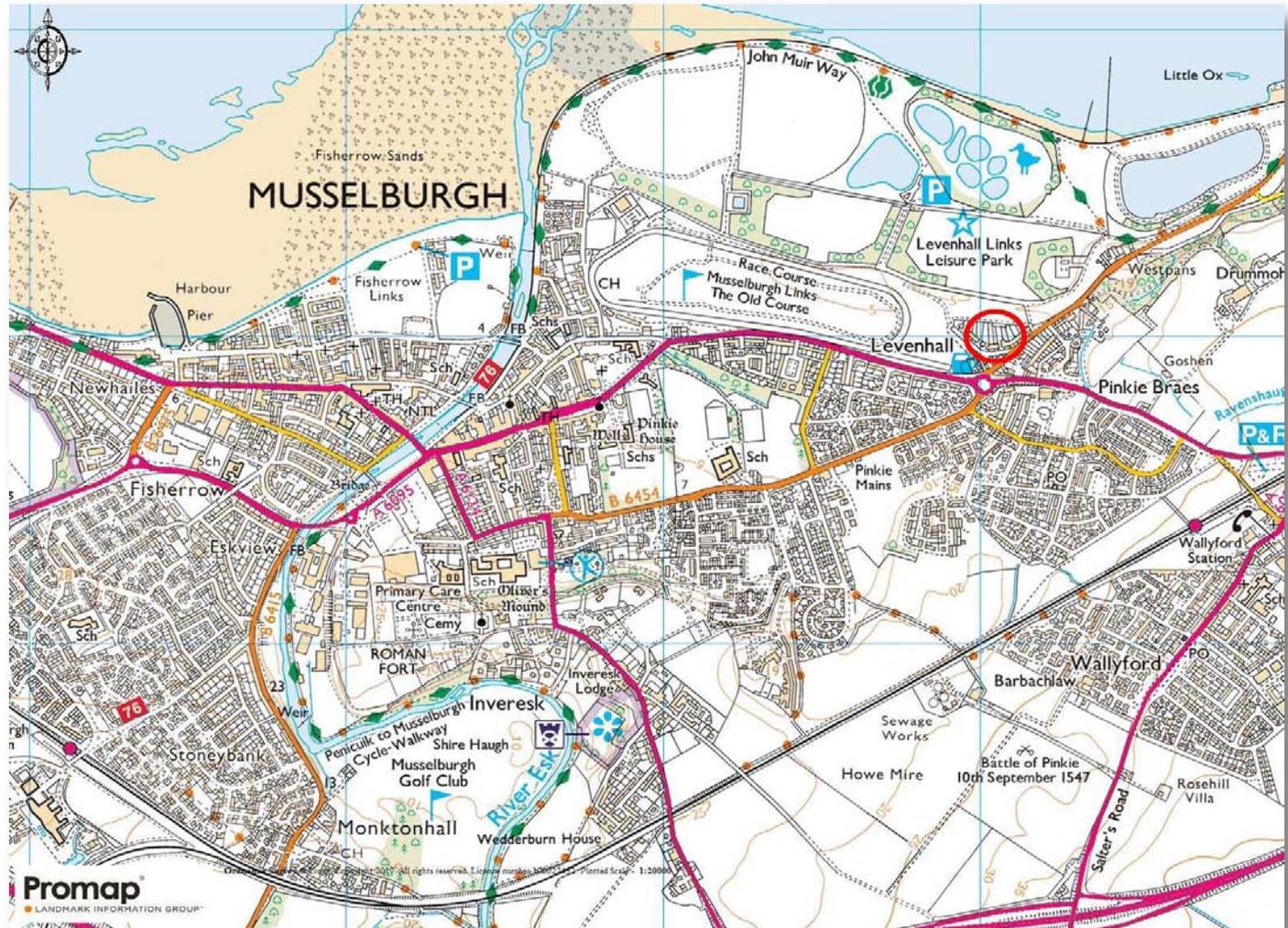
Access to the existing care home and to the garages and parking areas for the proposed two residential properties, is via a shared lane located to the west of the property. This lane is 50% owned by the seller who also has full access rights over the remaining 50% which is owned by the immediate neighbour.

LOCATION

The property is situated approximately 9 miles east of Edinburgh city centre, on the outskirts of Musselburgh with back gardens bordering Levenhall Links Leisure Park which in turn adjoin Musselburgh Race Course / Old Course golf club.

Situated at the mouth of the River Esk, Musselburgh has a population of approximately 22,000. The town offers a diverse range of amenities and facilities. The popular Fort Kinnaird retail park is only a 12-minute drive away. A variety of leisure activities are within close proximity of the site, including Musselburgh Racecourse, three nearby golf courses (Musselburgh Links, Musselburgh Golf Course & The Royal Musselburgh), and Levenhall Links Leisure Park. The town is well served by public bus and rail networks. Wallyford Train Station is approx. 1 mile from the property with regular links to Edinburgh and North Berwick.

The property lies within the school catchment areas for Musselburgh Grammar School and Pinkie St. Peters Primary School. It is also in close proximity to the Independent school Loretto and Queen Margaret University.





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#### PRICE

Offers invited on an unconditional basis, subject to vacant possession expected in May 2018.

#### OFFERS

All offers should be submitted to Scarlett Land and Development and/or Rettie & Co. with whom purchasers should register their interest if they wish to be informed of a closing date. Unconditional offers are anticipated given that the property benefits from detailed planning consent.

#### CONTACT

**Will Scarlett**

Director

Scarlett Land and Development Ltd

07768 146 642

[will@scarlettdev.co.uk](mailto:will@scarlettdev.co.uk)

[www.scarlettdev.co.uk](http://www.scarlettdev.co.uk)

#### VAT

We have been advised that the property has not been elected for VAT.

#### EPC

EPC Rating = G

#### VIEWING

All viewings will be strictly by appointment through the joint selling agents. During the marketing period and whilst the care home is still occupied, viewings are likely to be on an accompanied Open Viewing basis. Under no circumstances should interested parties seek independent unaccompanied access.

#### Rettie & Co

0131 220 4160

[mail@rettie.co.uk](mailto:mail@rettie.co.uk)

[www.rettie.co.uk](http://www.rettie.co.uk)



Prepared February 2018

#### Important Notice

Scarlett Land and Development and Rettie & Co., 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 mis-statement 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.