



**East Lothian  
Council**

**ESTATES**

**STRATEGIC ASSET AND CAPITAL PLAN MANAGEMENT**

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**FOR SALE**

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**Alderston House  
Haddington EH41 3SF**

**'B' Listed Mansion House  
set in substantial grounds and woodland  
(Former Council Offices)**

**Planning Guidelines available for Alternative Uses  
Revised to include limited Residential New Build within the Grounds**

**Offers over £795,000**

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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.



## HADDINGTON AND SURROUNDING AREA

The historic market town of Haddington is situated just off the A1 some 18 miles East of Edinburgh. Edinburgh city centre and airport are easily reached by car in around 30 and 40 minutes respectively. The new expressway to Dunbar provides easy access to the South.

The Royal Burgh of Haddington combines a fine architectural and historic heritage with an excellent range of town centre shops including a Tesco supermarket and both cultural and recreational facilities. The town has an 18 hole golf course, a sports

centre with swimming pool and is within easy reach of many more of the recreational facilities throughout East Lothian. The town is also much in demand from those working locally and is a very desirable commuter town of Edinburgh.

Haddington provides good local schooling for all ages.

## ALDERSTON HOUSE HADDINGTON

Alderston House is a “B” listed Georgian Mansion House occupying an elevated site within extensive garden grounds and woodland totalling approx. 2.2 Ha (5.4 acres) with superb views over the Tyne Valley and Lammermuir Hills. There are farmed fields to the north and south.

The property comprises a substantial pedimented main house of 3 storeys and sunken basement built around 1790 with ashlar stone front elevation and pitched slate roof. The building has an impressive frontage with a central porch incorporating 2 pairs of Doric columns. There are additional wings to the west and east and a central rear block. An ice house which is also listed is situated at the rear of the house. The grounds are laid out with lawns to the front and sides with mature trees and shrubs. Access to the



property is via a driveway up to the front of the house. There is an additional access serving the rear of the property and a large tarmacadamed car park to the east. A new timber fence has been erected on the west boundary between the woodland and the neighbouring property, “The Walled Garden”.

Use of the property as a private house ceased in the 1920s. Since 1925, former uses of the property have included a convalescent home for the Scottish Rural Workers’ Society and a Nurses’ Training School and Home. Latterly until September 2010, Alderston was used as offices for a number of Council departments.



Notwithstanding use of the property as offices with some sub-division of larger rooms, much of the Georgian character of the building remains. Features include ornate plaster cornices, marble fireplaces and original doors with brass ironmongery. Radiators and pipe work from the heating system remain throughout the building but the redundant oil fired boiler has been removed. A number of windows have secondary glazed panels.

The property was last used as an office at the end of 2010. Since that time, the Council has carried out repairs and maintenance work to keep the building as watertight as possible but extensive repair/replacement works are required, particularly to the five roof areas, which comprise the primary roof, ballroom and the west, central, and east wings. A drone survey of the roof areas has been carried out and a low-resolution version of the video footage can be e-mailed to interested parties on request.

There have been outbreaks of dry rot, primarily on the second and basement floors of the building. The major outbreaks have been treated as they occurred and affected plasterwork and timbers have been removed.



The gross internal area of the premises extends to approx 1,324 sq ms as follows:

Lower Ground	437 sq ms	(4,704 sq ft)
Ground	423 sq ms	(4,551 sq ft)
First	229 sq ms	(2,464 sq ft)
Second	235 sq ms	(2,529 sq ft)

Access to Alderston House is via a shared road off the A199 at Haldane Avenue. The subjects of sale are shown edged in red on the site plan and include the roadway shaded in brown. The House, grounds and woodland extend to 2.2 hectares (5.4 acres) or thereby. The section of road shaded blue is adopted highway. The Council will retain servitude rights for access and services over the areas shown hatched on the site plan. There is an existing servitude for services benefitting the Walled Garden property to the west of Alderston House, the route of which is shown on the site plan.

Alderston is not included on the Inventory of Gardens and Designed Landscapes in Scotland but it is of sufficient merit to be treated as a designed landscape in line with Historic Scotland's Guidance on Listed Buildings. There is a tree preservation order in place for Alderston House and Wood.

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

More detailed information concerning the maintenance responsibilities for the roadway and copies of the Asbestos survey and the Tree Preservation Order can be made available to interested parties on request.

The Energy Performance Certificate Rating is G.





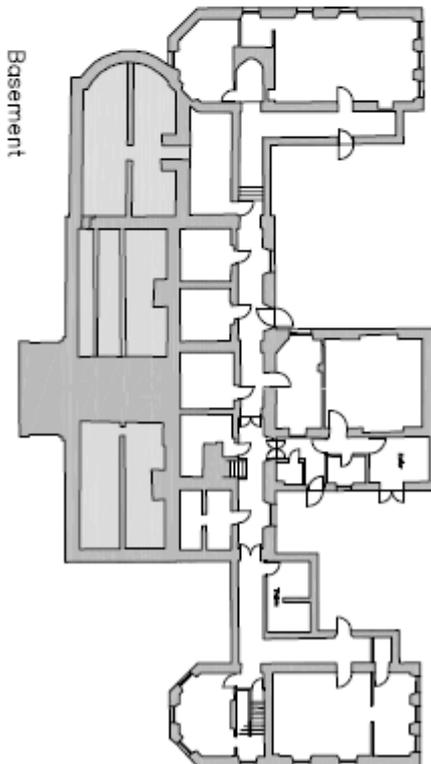
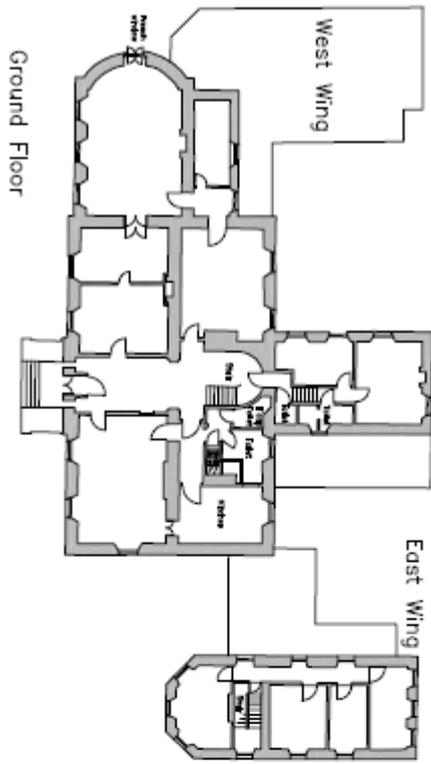
## CONDITIONS OF SALE

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.

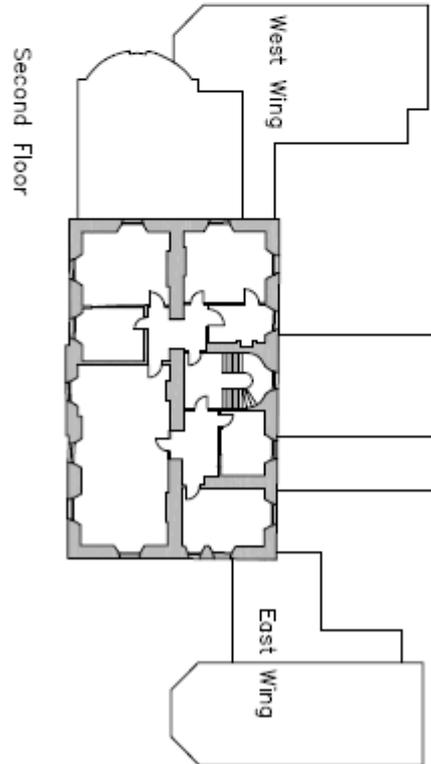
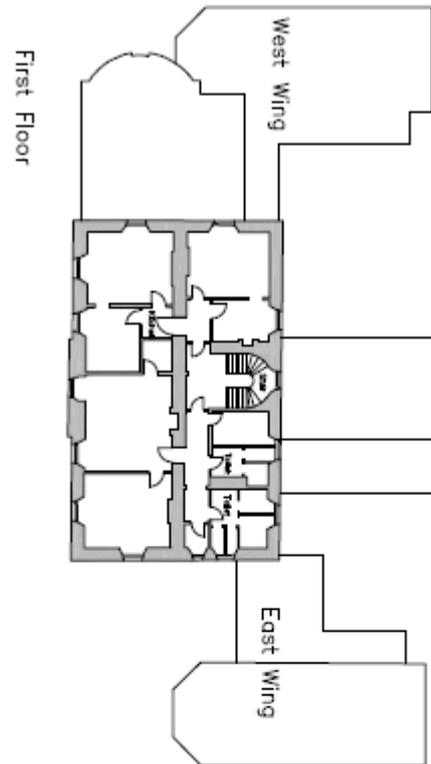
## DETAILS FOR SUBMITTING OFFERS

1. Offers over £795,000 are invited.
2. The closing date for offers has not yet been set. All parties who have expressed an interest will be notified of the closing date once set. 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 appropriate offer envelope and the name and address of the offerer 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 from Rhonda King, Tel 01620 827330, or 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.

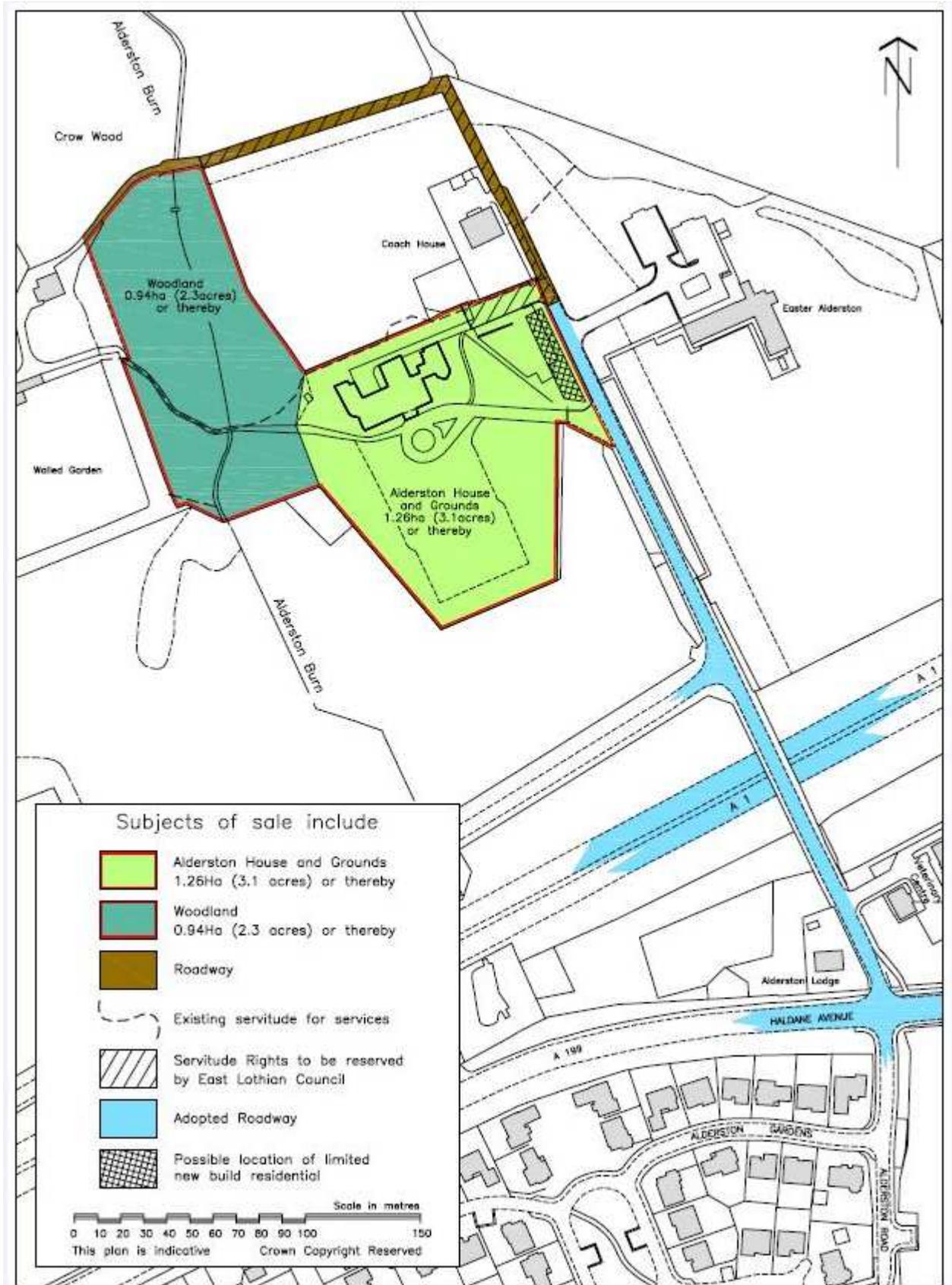
FLOOR PLANS



Alderston House Floor Plans



**SITE PLAN**



## **ALDERSTON HOUSE by HADDINGTON PLANNING GUIDELINES**

### Planning Status

Alderston House was built around 1790 and its only significant additions since were its porch and ballroom added in the 1820s.

It is a Category B listed building, as is the Ice House immediately behind it to the north. Its last lawful use was as an office, Class 4. Planning permission was granted for a change of use of office building and grounds to crematorium use with a groundkeeper's flat and associated operations in 2014, but was not implemented and permission lapsed in July 2017.

To the north east of the house, the former Coach House and Kennels, which are in separate private ownership, are Category A listed buildings. The original stables lie further north beyond the coach house and are in separate private ownership.

The grounds of Alderston House are a designed landscape of local importance within East Lothian. Almost all trees around Alderston House are protected by group or individual tree preservation orders.

### Planning Policy and Potential Uses

Listed Building consent is required for any extension, material alterations internal or external, or demolition. Proposals must not harm the architectural or historic character of the building or its setting, including the setting of the other listed buildings.

The change of use and conversion of existing buildings to residential, leisure, recreation and other uses appropriate to the location is supported. The subdivision of the property to smaller residential units is also acceptable in principle.

New build development is supported where for a tourism, recreational, agricultural or other appropriate use that requires a rural location. New build housing development is only supported if it is proven to be required to enable the restoration of a heritage asset such as a listed building or it is a limited amount of affordable housing provided to serve a specific affordable housing need. Any new build development must not harm the setting of any listed building or harm trees in protected groups.

Uses that require parking must make an appropriate level of parking, including cycle parking, available.

With reference to the Use Classes Order (Scotland) 1997, the following uses would be acceptable in principle for Alderston House in the context of the re-use of the existing building:

- Class 3 - Food and Drink – use as restaurant or café
- Class 4 - Business – office use was the last use of the building
- Class 7 - Hotel – conversion to hotel, boarding or guesthouse or hostel
- Class 8 - Residential institution such as a school, college, training centre, hospital, nursing home
- Class 9 - Residential – use as a single house or conversion to flats/smaller apartments
- Class 10 - Non-residential institutions such as crèche, day nursery, education, museum, exhibition hall, gallery
- Class 12 - Concert hall, gym cinema use subject to practical issues of physical suitability

### Conversion to Residential Use

The conversion of Alderson House to residential use is acceptable in principle. A scheme of conversion to nine residential apartments, prepared for East Lothian Council by Groves-Raines Architects, shows how a range of nine residential properties including flats and properties on different levels could be satisfactorily accommodated within Alderston House. This would require the removal of a small lean to element from the central rear wing and extension of the main stair down to basement level.

### Enabling Development

Planning policy allows enabling development to fund the restoration of a listed building in exceptional circumstances. For this to be accepted, an Applicant would require to submit an investment appraisal to demonstrate it is the minimum required and the Council would obtain independent advice on the extent of enabling development to ensure that it is the minimum necessary to achieve the restoration of the listed building and to ensure that it is not a substitute for normal development funding including borrowing.

The location of any such enabling development will be challenging to achieve without harm to the design landscape or to trees that are subject to a tree preservation orders. The only possible location for potential enabling development that, subject to the design of any enabling development, is unlikely to harm trees or the setting of the main house is at the old car park to the east of Alderston House. This location minimises any adverse impact on views from the house; minimises impact on views on the direct approach to the house and makes use of a previously developed car parking area.

However, it is still a sensitive location in respect of trees and of the setting of the distinctive category A listed Coach House and Kennels building. Development must not impact on the root protection areas of trees. It should not adversely impact on the setting of the Category A listed Coach House and Kennels, which should include enabling the upper parts of the Coach House to continue to be seen from the main public access drive on the approach to Alderston House. For this reason, there shall be restrictions on the height, positioning and number of houses that could be constructed, even if a need for such housing is proven. Only a small, limited number of low-key terraced cottages of single or possibly one and a half storey height might be permitted orientated to the access road and with parking provided to the rear. Facing the modern office block entrance, they could take their design cue from it or equally be of more traditional design. Development will not be permitted at any other location within the grounds of Alderston House.

Revision notes

- DWELLING 1 - total area 118m<sup>2</sup>
- DWELLING 2 - total area 211m<sup>2</sup>
- DWELLING 3 - total area 231m<sup>2</sup>
- DWELLING 4 - total area 249m<sup>2</sup>
- DWELLING 5 - total area 110m<sup>2</sup>
- DWELLING 6 - total area 130m<sup>2</sup>
- DWELLING 7 - total area 75m<sup>2</sup>
- DWELLING 8 - total area 97m<sup>2</sup>
- DWELLING 9 - total area 118m<sup>2</sup>
- DOWNTAKINGS
- ▲ DWELLING ENTRANCE

# Groves-Raines Architects

Lamb's House  
11 Waters Close  
Edinburgh  
EH6 6RB

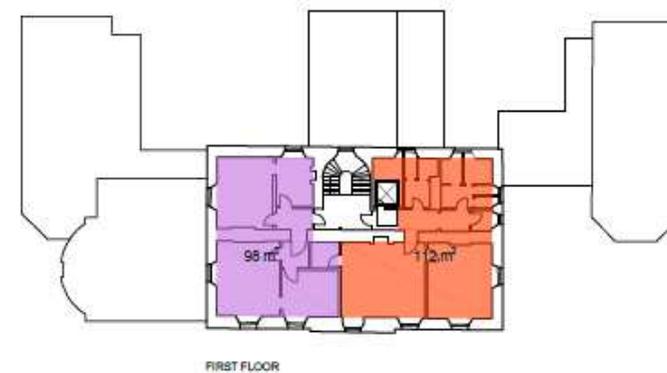
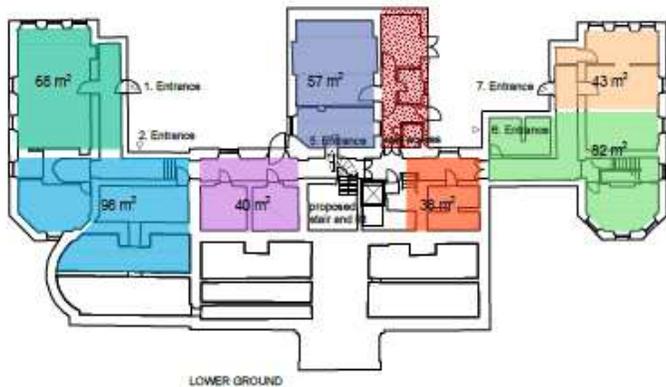
0131 467 7777  
practice@grovesraines.com  
grovesraines.com

Do not scale for construction purposes. Contractors shall work to figured dimensions only, verify all dimensions on site, and clarify all discrepancies with the architect prior to construction. Drawings to be read with all relevant specifications and schedules. Copyright reserved.

Project Title  
Alderston House  
Haddington

Client  
East Lothian Council  
Status  
Preliminary  
Drawing Title  
Subdivision Option 1

Date	11.08.17	Rev	-
Size	A4	Scale	1:500
Project No.	1894	Drawing No.	PB-101
Drawn	JM	Checked	SS





Revision notes

Proposed New Housing  
Development Area Approx.  
(1170 M<sup>2</sup>) (0.31 Acres)  
(0.12 Hectares)

## Groves-Raines Architects

Lamb's House  
11 Waters Close  
Edinburgh  
EH8 6RB

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practice@grovesraines.com  
grovesraines.com

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**Project Title**  
Alderston House  
Haddington

**Client**  
East Lothian Council

**Status**  
As Proposed

**Drawing Title**  
Site Plan  
4 Houses

**Date**  
01.03.2018

**Size**  
A3

**Project No.**  
1654

**Drawn**  
KH

**Rev**  
-

**Scale**  
1:1250

**Drawing No.**  
PB-001

**Checked**  
SS

