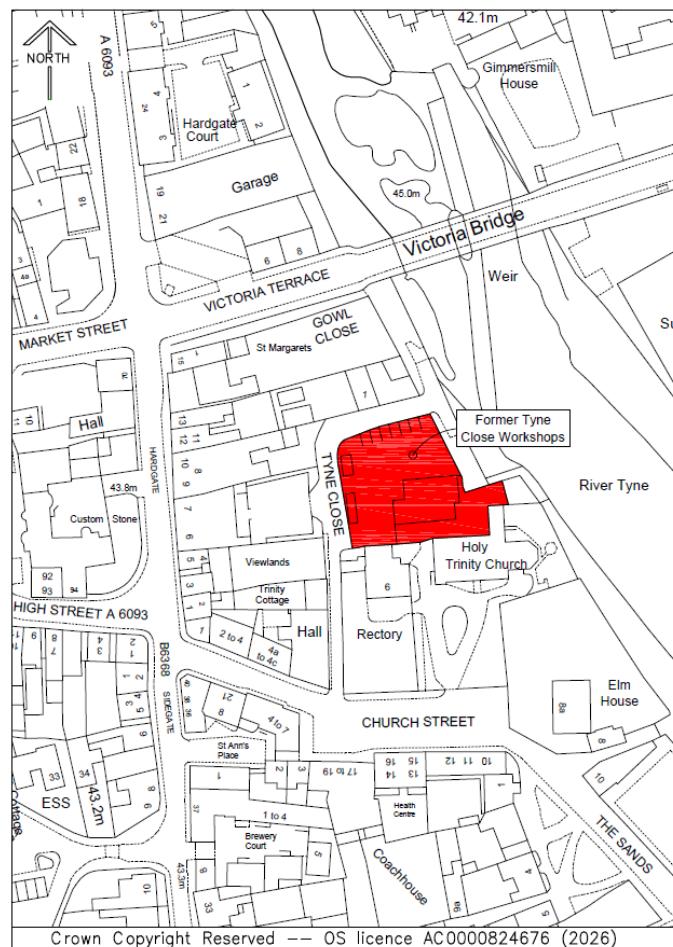


**ESTATES
Strategic Asset and Capital Plan Management**

FOR SALE

**Development Opportunity
Ground Available for Business/Industrial Use**



**Former Tyne Close Workshops,
Tyne Close
Haddington**

Site 0.122 hectares (0.302 acres) or thereby

Offers over £110,000 are invited

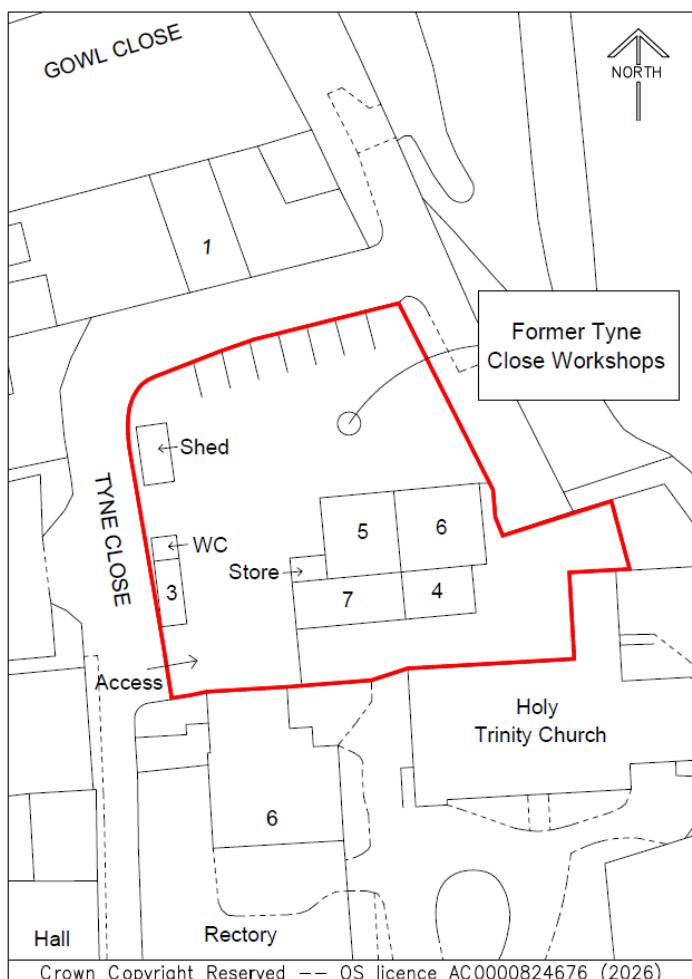
SITUATION

The Former Tyne Close Workshops site at Tyne Close is located to the east side of Haddington Town Centre. The site is located off Church Street within an area of mixed use residential and commercial uses. It is bounded on the eastern side by the River Tyne and to the south by the Holy Trinity Episcopal Church and the roadway runs around the west and north boundaries. It is located around a kilometre from the A1 providing good links with Edinburgh and the south.

DESCRIPTION

The site extends to 0.122 ha (0.302 acres) or thereby and is surrounded by a high stone wall. It is the location of the Former Tyne Close Workshops, and the workshop buildings are still in situ and will require to be demolished by the purchaser. The main structure comprises Units 4-7 and this is of brick construction with corrugated cement sheet cladding to the roof and to some external walls. There is a further basic timber and brick structure which houses Unit 3 and a communal WC, and a timber shed is also on site. All the structures on site are in a poor condition and the roof and some wall cladding of Units 4-7 are constructed of asbestos containing materials.

The plan below shows the layout of the site including the access and the table below shows the area of the individual units.



The areas in the table below are on a Gross Internal Area (GIA) basis.

Unit	Size (sqm)	Size (sqft)
3	17.19	185
4	39.96	430
5	46.64	502
6	65.87	709
7	46.17	497

PLANNING

The site has previously been subject to a planning consent for the construction of 7 new industrial units (Use Class 4 and 6) totalling approximately 4,263 sqft of industrial accommodation with parking. This consent which has now expired has reference 20/00352/P dated 29th May 2020. Full details of this planning consent can be found on East Lothian Council's website.

Interested parties should make their own enquiries regarding what the Planning Department may permit with regards to change of use or development potential of the site. East Lothian Council's Planning Department can be contacted on environment@eastlothian.gov.uk.

These particulars do not form part of any contract, and the Council shall not be legally bound by any statement contained therein.

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/Tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

RATING ASSESSMENT

Below are the current Rateable Values of the all the various parts of the site, as far as our records show:

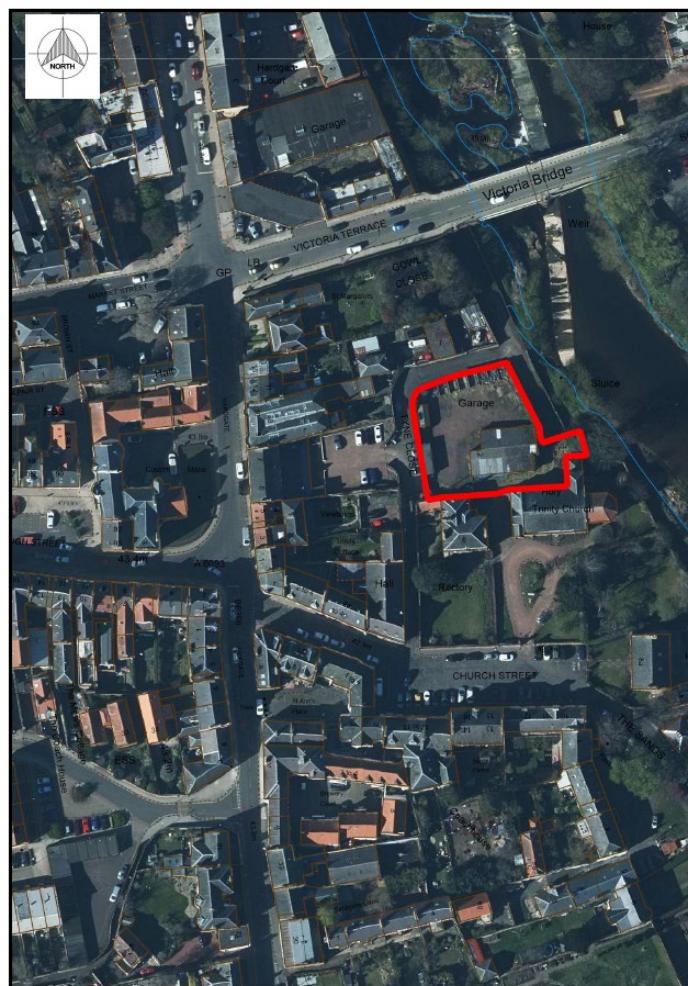
Unit	Rateable Values (01/04/2023)
3	£500
4	£725
5	£140*
6	£150*
7	£140*
Lock Up/Parking	£900
Yard	£190

*Units 5, 6 and 7 have a nominal entry due to their poor condition.

VIEWING

By prior arrangement with Mrs Sheena Leathard, Estates Surveyor on 07812 482908 or via email at estates@eastlothian.gov.uk. The site is secured and cannot be viewed from the boundaries. Restricted access into some of the units may be available at viewing but for health and safety reasons most units are not accessible.

These particulars can also be viewed and downloaded at www.eastlothian.gov.uk/property.



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Access to Site from Church Street



Entrance to Site



Site (Unit 3)



Site (Unit 7)



Site



Site

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 property.
8. The purchase price is exclusive of VAT.

DETAILS FOR SUBMITTING OFFERS

1. Offers over £110,000 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, 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 Estates Section on 01620 820 663, or by emailing 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.