

**Garden Ground at Williamstone Farm  
North Berwick, East Lothian  
EH39**

# Garden Ground at Williamstone Farm North Berwick, East Lothian EH39

**Rare opportunity to create 4 luxury holiday cottages  
in the popular coastal town of North Berwick.**



## Description

This is an extremely rare opportunity to acquire a consented site for four holiday cottages in one of Scotland's most popular seaside towns. The development site, which forms part of the grounds of Williamstone Farm, has Planning Permission in Principal (achieved in January 2020) for one 4/5 bed and three 3 bed holiday let houses. The plot extends to approximately 0.984 acres (0.398 hectares).

The units, which are of a contemporary design and arranged over ground and first floors, have been orientated on site to maximise daylight, privacy and the views across the neighbouring farmland to North Berwick Law. Whilst each unit will have its own private terraces and garden space, the remaining common areas can be used by all guests. There are a total of eight guest parking spaces, or two per house.

House Type	Beds	Baths	Maximum Occupants	SqM	SqFt
Type A	5 Beds	5 Baths	12 Guests	183	1,970
Type B	4 Beds	4 Baths	10 Guests	159	1,711
Type C	3 Beds	3 Baths	8 Guests	128	1,378
<b>Total</b>					



# North Berwick

North Berwick lies on the East Lothian coast within easy reach of Edinburgh, making it an extremely popular commuter town and holiday destination. Created a Royal Burgh around 1425 the town is dominated by the volcanic outcrop of North Berwick Law and benefits from sweeping sandy beaches. The town has a thriving High Street with a wide range of independent and national restaurants, delis, cafes, bars and shops. It was voted winner of the Sunday Times Best Places to Live in Scotland 2017 and one of the best places in the UK in 2019.

The town benefits from a broad range of sporting and leisure facilities with some of the world's best golf courses on its doorstep, including the exclusive Muirfield, Gullane, Renaissance Club and Archerfield, as well as the 9 hole North Berwick Children's Course for younger golfers. There is a range of beaches close by including Yellowcraigs beach which is a short distance away. The East Lothian Yacht Club caters for beginners and enthusiasts, whilst inland there are a wealth of walking, cycling and riding opportunities amongst the unspoilt countryside of East Lothian and the Lammermuir Hills.

Other local tourist attractions include boat trips around the Bass Rock, the historic Tantallon Castle, the National Museum of Flight, the Scottish Seabird Centre, the Glenkinchie Distillery and the spa at Archerfield.



## Location

Situated on the west side of North Berwick, the site is located to the south of Dirlton Avenue (A198), which runs from the town centre, in the east, to Dirleton and Edinburgh to the west. The new development will be accessed via the existing access road to Williamstone Farm, with a secondary private access road being created within the site boundary. The site sits adjacent to the award winning Williamstone Farm Steadings, comprising two high end holiday rentals (The Barn and The Byre), which provide a mix of traditional architecture with a luxurious contemporary feel. Further information on Williamstone Farm Steadings can be found here ([www.williamstonefarmsteadings.com](http://www.williamstonefarmsteadings.com)).

## Transport

The site, which is walking distance from the town centre, beaches and numerous leisure facilities, benefits from excellent transport links. North Berwick Station provides regular trains to Edinburgh Waverley Station, which in turn provides onward services across Scotland and to London and the south. Edinburgh city centre is a 45 minute drive to the west.

Transport	Nearest Transport Hub	Distance
Train	North Berwick Station	1.6 km (1 mile)
Bus	South Gait	500 m (0.3 miles)
Aeroplane	Edinburgh International Airport	47.4 km (29.4 miles)



## Type A - 5 Bedroom House

**Ground Floor:** A spacious open plan kitchen / living / dining room. 3 double bedrooms including master bedroom with dressing room and ensuite. Two further bathrooms and storage cupboards.

**First Floor:** Two double bedrooms with ensuite shower rooms

**Approximate Gross Internal Floor Area**  
**1,970 Sq Ft - 183 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



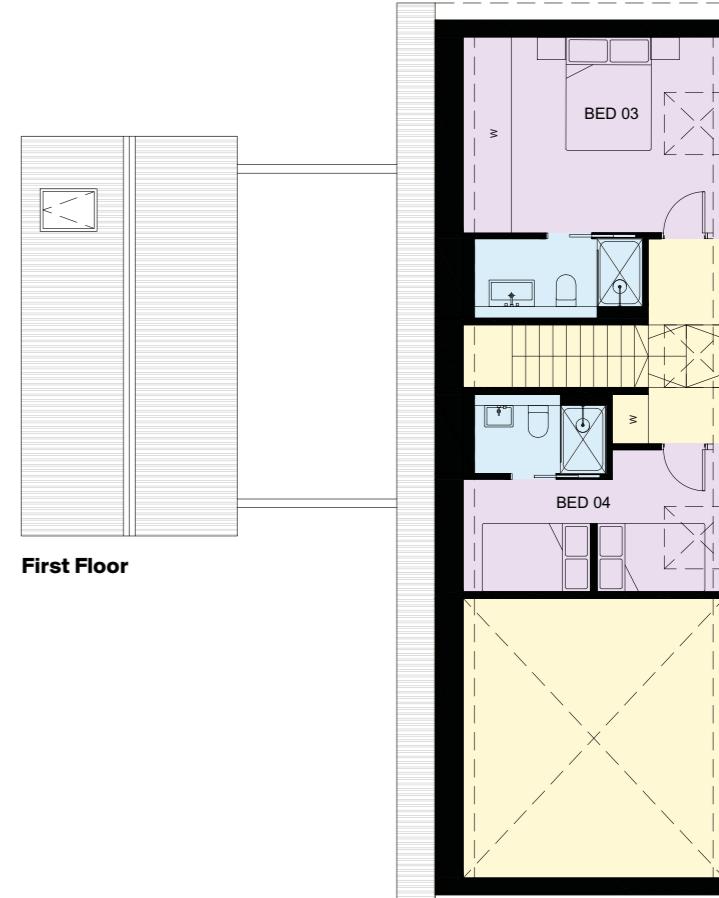
## Type B - 4 Bedroom House

**Ground Floor:** A spacious open plan kitchen / living / dining room. 2 double bedrooms with ensuites including master bedroom with dressing area. A separate shower room and storage cupboards.

**First Floor:** Two double bedrooms with ensuite shower rooms

**Approximate Gross Internal Floor Area**  
**1,711 Sq Ft - 159 Sq M**

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# Type C – 3 Bedroom House

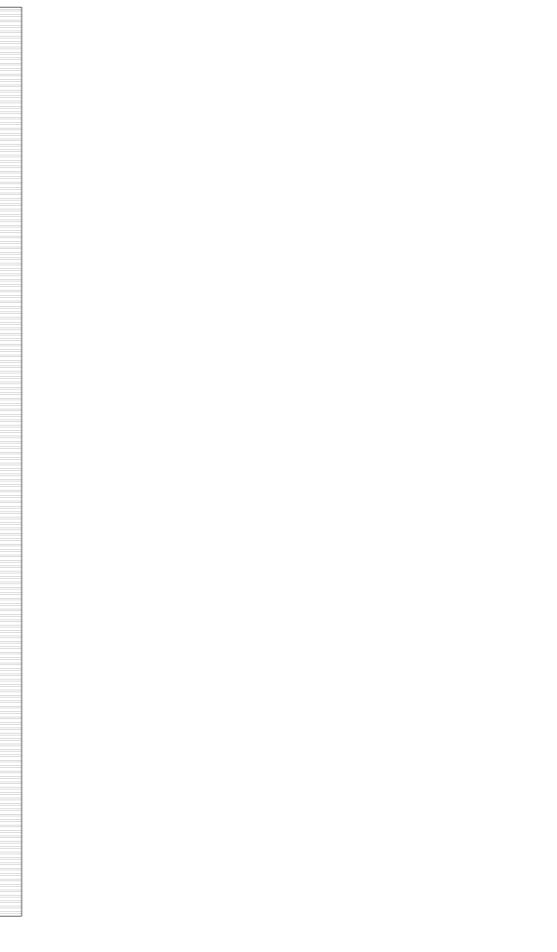
**Ground Floor:** A spacious open plan kitchen / living / dining room. A master bedroom with dressing room and ensuite. A WC and storage cupboards.

**First Floor:** Two double bedrooms with ensuite shower rooms

There is flexibility to amend the proposed plans that have been drawn up to reconfigure the 4 bed (Type B) house as a 5 bed (Type A), which is subject to all necessary amendments being approved

**Approximate Gross Internal Floor Area**  
**1,378 Sq Ft - 128 Sq M**

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## Development & Investment Summary

The garden ground at Williamstone Farm offers opportunities for serious developers and investors seeking significant income generation and an attractive return on investment. When compared to traditional residential rentals, furnished holiday lettings can yield significantly higher annual revenues and benefit from special tax savings in terms of capital allowances, capital gains and pension's relief.

We have projected annual returns from Altido, a holiday let specialist. Based on a forecasted GDV of the site these produce projected NET yields of approximately 8%. A full investment breakdown is available upon request.

We also have details on a design and build package available via award winning LBA, an Edinburgh based architecture firm. A breakdown of this package is available upon request also.



## Services

It is understood by the sellers that there are mains water, electricity and gas supplies available. The purchaser must satisfy themselves as to the adequacy of all the utility services in the immediate area.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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## Boundary

The boundaries and proposed vehicular access are shown on the site plan and mapping images. The red line shown in the particulars is for indicative purposes only.

Please note that the sale of this plot will be by way of a Disposition and will stipulate that the houses on the plot will be of a maximum 1 1/2 storey design and for four houses only.

A new boundary fence (to the South) is to be erected and landscaping planted on the East side adjacent to the Williamstone Farmhouse Orchard by the purchaser, prior to any building works commencing.

## Planning

**Planning Reference:** 19/01192/PP

**Proposal:** Planning permission in principle for the erection of 4 holiday let units

**Status:** Permission in Principal Granted

**Date:** 30 January 2020

For further information regarding the Planning Permission, please contact East Lothian Council on +44 1620 827 216 or [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk)

## Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.



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