

For Sale

**Prime Paddock/Amenity Land
Rhodes Holdings, North Berwick**

**Edwin
Thompson**



- 1.16 Hectares (2.87 Acres) or Thereabouts of Grade 2 Land
- Available as a Whole or in 2 Lots of 1.43 Acres or Thereabouts
- Excellent Location With Good Transport Links
- Spectacular Views of Bass Rock and North Berwick Law

Offers over £100,000

Ref: M1136

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Interest for Sale

The parcel comprises 2.87 acres or thereabouts of Grade 2 agricultural land, offered either as a whole or in two equal lots and has the potential for equine or amenity uses, with fantastic views of both Bass Rock and North Berwick Law.

Subject to the relevant consents being obtained, it may be possible to erect a field shelter or similar temporary building.

Situation

The property is located approximately 1.5 miles east of the centre of North Berwick in East Lothian and is adjacent to the A198 providing excellent vehicular transport links to the A1 and other parts of East Lothian.

North Berwick boasts a vibrant coastal charm, with attractions such as the Bass Rock, extensive beaches and world-class golf courses. As such the town enjoys a vibrant community, year-round attraction and was recently named the best place to live in Scotland.

Situated on the south shore of the Firth of Forth in East Lothian, the town is approximately 20 miles east of Edinburgh, offering convenient access to the capital. Excellent transport links are provided by its proximity to the A1 trunk road, while Edinburgh Waverly Station is reachable in approximately 35 minutes by train. The combination of its coastal location and excellent accessibility gives North Berwick a strong appeal.

Further Information

Due to the current standing crop, entry will not be available until after harvest. A new entrance is to be constructed by the Seller on the Rhodes Holding Road prior entry being taken.

The cost of fencing the site boundaries will be split on an equal basis between the Seller and Purchaser.

Location

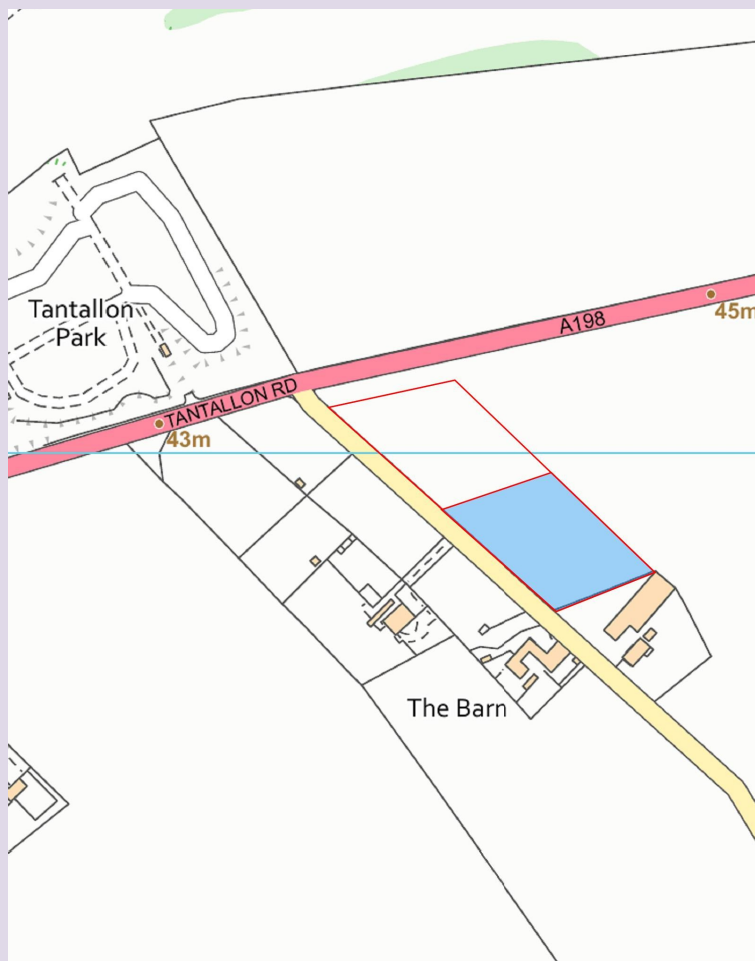
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Offers

Written offers should be submitted to the Selling Agents.

Viewing

Strictly by appointment with the Selling Agents.



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

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Registered office: 28 St John's Street, Kewick, Cumbria, CA12 5AF.

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.

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