COMMERCIAL LAND WITH DETAILED PLANNING CONSENT

BLINDWELLS

FOR SALE



PLOT C5, BLINDWELLS, EAST LOTHIAN EH32 9SP

- 1.42 Ha (3.5 acres)
- Situated in the heart of East Lothian
- Close Proximity to Edinburgh (12 miles), the Bankton Junction of the A1 and both Longniddry and Prestonpans train stations
- Detailed planning permission for 31 Industrial / Business units now obtained
- Total GIA of 4,273 sq m (45,879 sq ft)

Hargreaves Land

Location

Blindwells is one of Scotland's largest residential and commercial developments. The first phase comprises of 1600 homes and future phases may see it grow up to 10,000 homes. The eagerly awaited new town benefits from a strategic location, situated in the heart of East Lothian and on the outskirts of Tranent, within close proximity to Edinburgh.

The location is ideal for servicing both the upcoming new community along with Edinburgh and the Lothians. Edinburgh City Centre is situated approximately 12 miles away, roughly 30 minutes drive, and the Edinburgh City Bypass (A720) is within 5 miles of the town.

Blindwells is situated between the East Coast Rail Line and the A1, one of the country's arterial roads running the length of the East coast and ultimately connecting London to Edinburgh. Blindwells also benefits from various public transport including bus and train connectivity with Prestonpans, Wallyford and Longniddry Train Stations within close proximity.

Further information on Blindwells can be viewed on the dedicated website www.blindwells.co.uk.

One of Scotland's largest residential & commercial developments

Edinburgh City Bypass	5 miles
Haddington	8 miles
Straiton	11 miles
Edinburgh City Centre	12 miles
North Berwick	13 miles
M8 Motorway	19 miles
Edinburgh Airport	20 miles
Queensferry Crossing	32 miles
Glasgow	57 miles
Newcastle	110 miles



Description

The Blindwells masterplan allows for 1600 new homes including a mixed use Town Centre providing a range of retail facilities, business space, Blindwells Primary School and many other services needed to establish a thriving community.

The first phase of residential development is now close to completion with 480 homes delivered by Cruden Homes, Bellway Homes, Persimmon Homes and Ogilvie Homes. The next phase of development is well underway with Places for People, Avant Homes and Bellway Homes all on site following sales of plots 4, 5 and 6.

Plot C5 is located next to the Town Centre in the heart of Blindwells. The site is located adjacent to the town's main retail parade on the West elevation with access taken from the main road to the south elevation. To the North of the site is Princes Loch and the Town Park whilst the plot to the East of the site will be residential.

Services

The site will benefit from connectivity to mains water, drainage and electricity. Further details of which are available from the agents.

Site Area

The site extends to 2.12 Hectares (5.46 acres).

Masterplan Key

Yellow:	RESIDENTIAL
Plot C1:	AVAILABLE NOW
Plot C2:	LOCAL CENTRE
Plot C3:	LOCAL CENTRE
Plot C5:	AVAILABLE NOW
Plot 12:	FUTURE EMPLOYMENT LAND



Plot C5

Phase 2

- 1 acre
- 14 industrial / business units
- 1,452 sq m (15,629 sq ft)

Phase 1

Available now

- 2.5 acres
- 4 x trade counter units
- 13 x industrial / business units
- 2,821 sq m (30,250 sq ft)





Terms

Plot C5 is now available in whole or in part to purchase, offers are invited. Further information is available on request.

Planning

The planning reference to view the Town Centre masterplan and site plans for the development in more detail can be found using Ref: 23/01155/AMM on the East Lothian Council Planning Portal.

Technical Information

Technical information is available to interested parties upon request from the agent.

Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the purchaser will be liable for any LBTT, registration dues and VAT thereon.

FURTHER INFORMATION

Strictly by appointment with the sole agents

Cameron Whyte
E: cameron.whyte@ryden.co.uk
T: 0778 900 3148

Leo Masson
E: leo.masson@ryden.co.uk
T: 0742 532 0611

Ryden LLP
7 Exchange Crescent
Edinburgh
EH3 8AN

For Sale



Ryden.co.uk
0131 225 6612

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