

# FOR SALE

DUNBAR POLICE STATION  
BELHAVEN ROAD  
DUNBAR  
EAST LoTHIAN | EH42 1DA

- > Heritable Interest
- > Sale Price: £270,000
- > Redevelopment potential (subject to planning)
- > 0.33 acre site
- > Ample parking provision
- > Extends to 3,927 sq ft



# LOCATION

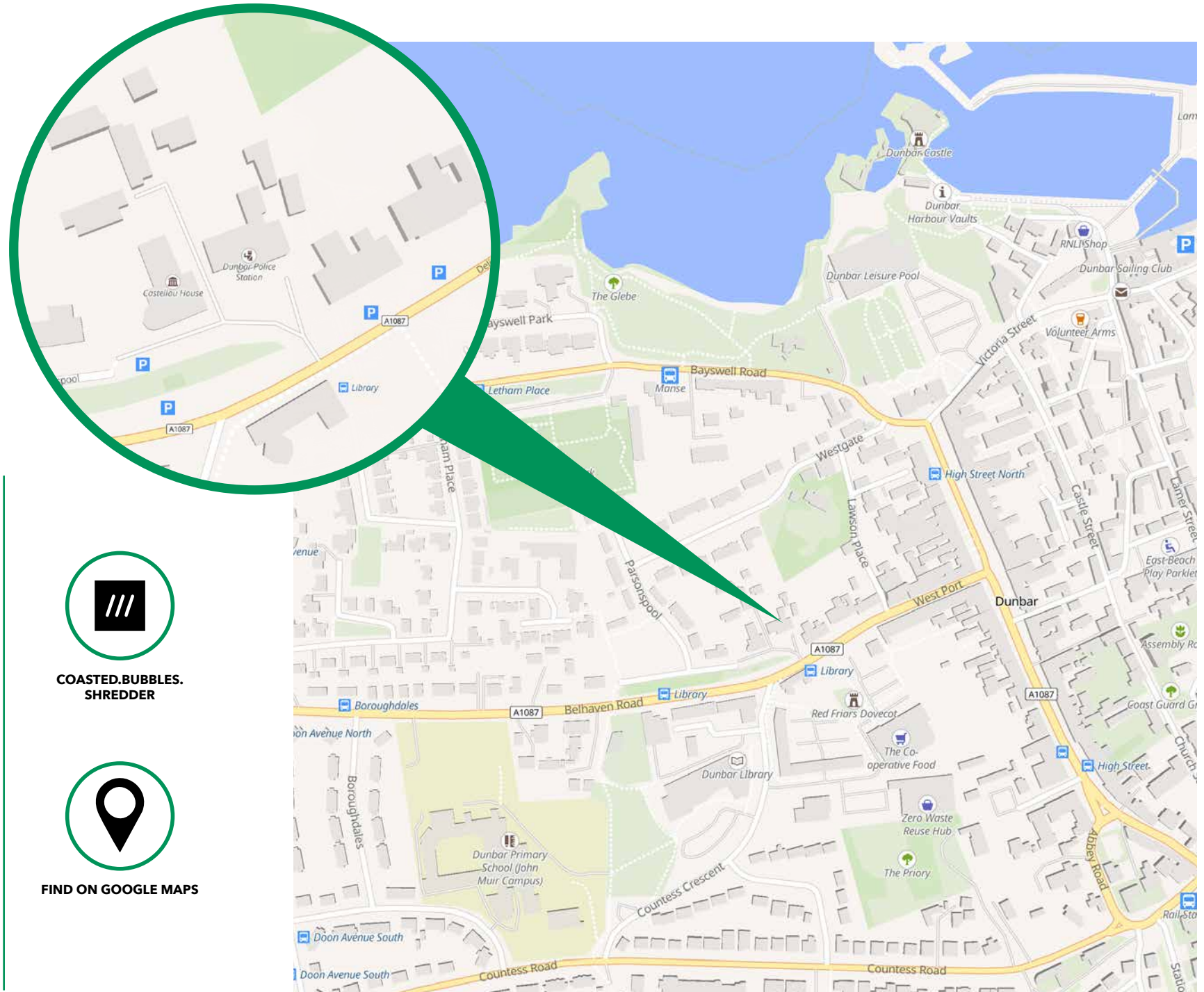
Dunbar is located approximately 30 miles to the east of Edinburgh, 5 miles to the south-east of North Berwick and approximately 5 miles to the east of Haddington.

Dunbar is an established East Lothian commuter town situated just off the A1 trunk road which is a main vehicular route that leads a high volume of traffic east and south of Edinburgh towards Berwick upon Tweed and the English/Scottish Border. The town also benefits from regular train services from Dunbar Railway Station.

The subject property is conveniently located on Belhaven Road, just off Dunbar's High Street, which provides a number of local and national shops, eateries and leisure facilities. The immediate surrounding properties to the subject are predominantly residential.

# TENURE

Heritable (Scottish equivalent of English Freehold).



COASTED.BUBBLES.  
SHREDDER



FIND ON GOOGLE MAPS

# DESCRIPTION

The subjects comprise a site extending to approximately 0.33 acres upon which has been constructed a two-storey brick built externally rendered property under a pitched and tiled roof. Single storey extensions sit under flat felt roofs. Tarmac parking areas are situated to the front and rear of the property, with the latter providing access to a garage and outbuildings.

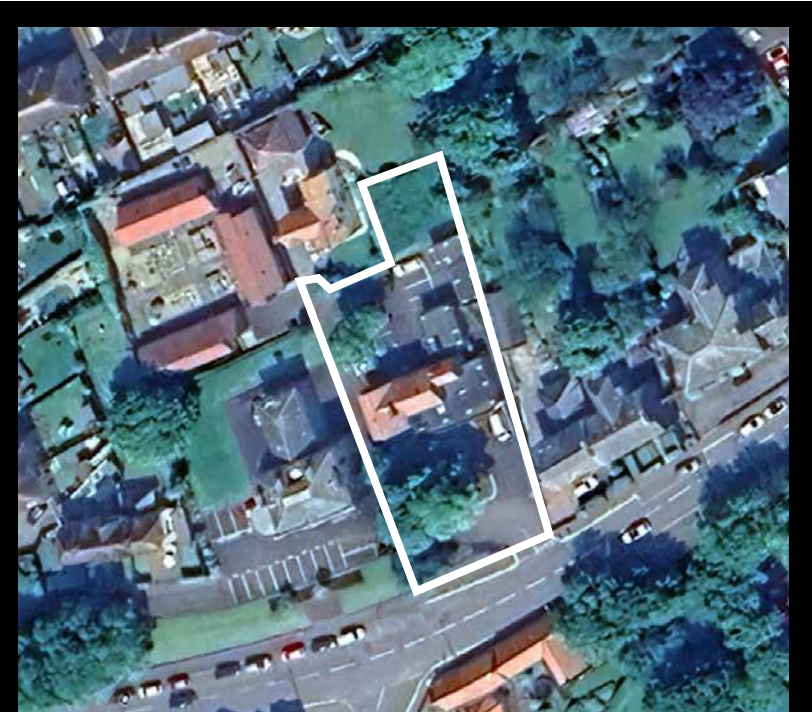
The accommodation, which was previously used as a police station, comprises cellular accommodation with offices including reception area, cleaner's cupboard, WC facilities, kitchen, and cells, as well as a lock-up garage and outbuildings to the rear.

The accommodation has a mixture of vinyl covered and carpeted concrete floors, plastered and painted walls, plasterboard lined and painted ceilings, a mixture of light fittings and gas fired central heating throughout.

# ACCOMMODATION

	AREA SQM	AREA SQFT
Ground Floor	226.28	2,436
First Floor	91.33	983
Outbuildings	33.35	359
Garage	13.82	149
<b>TOTAL</b>	<b>364.78</b>	<b>3,927</b>

The above areas have been calculated on a Gross Internal area in line with the RICS Property Measurement Professional Statement (2nd Edition) and the RICS Code of Measuring Practice (6th Edition).



## CURRENT PLANNING USE/CONSENT(S)

The property has been used as a police office and assumed therefore to benefit from Sui-generis consent, in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. It is the buyer's responsibility to make their own enquiries of the local planning department and apply for any change of use if appropriate.

Those considering redevelopment should note that a sewer pipe originally crossed the site following a route underneath the footprint of the current building. Whilst a realigned route was established prior to the building's construction, further investigation would be advised prior to redevelopment.

The neighbouring dwelling, located to the north of the subject site, has a servitude right of access over the road which runs along the sites western boundary and connects with Delisle Street

## RATEABLE VALUE

£20,100.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction. The ingoing purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

## PLANNING

The property has potential for residential conversion or numerous commercial uses, subject to obtaining the necessary planning consents. AML In accordance with Anti Money Laundering (AML) regulations, any prospective purchaser is required to satisfy the vendor on identity and source of funds before any transaction can proceed.

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## VETTING CAVEAT

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money Laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-  
(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or(c) where the bidder is a company ,a copy of the Certificate of Incorporation of the Company and ,in respect of any company not listed on a regulated market,the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation,decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.  
In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered.



## GET IN TOUCH

For further information or viewing arrangements please contact the agents:

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J & E Shepherd and BNP Paribas Real Estate for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd & BNP Baribas Real Estate have any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2025. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2025.

JANUARY 2026

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