

# Site of the Former Newtongrange Church Hall, Main Street, Newtongrange, EH22 4JY

## Property

The subjects comprise a site with excellent development potential in the Midlothian town of Newtongrange.

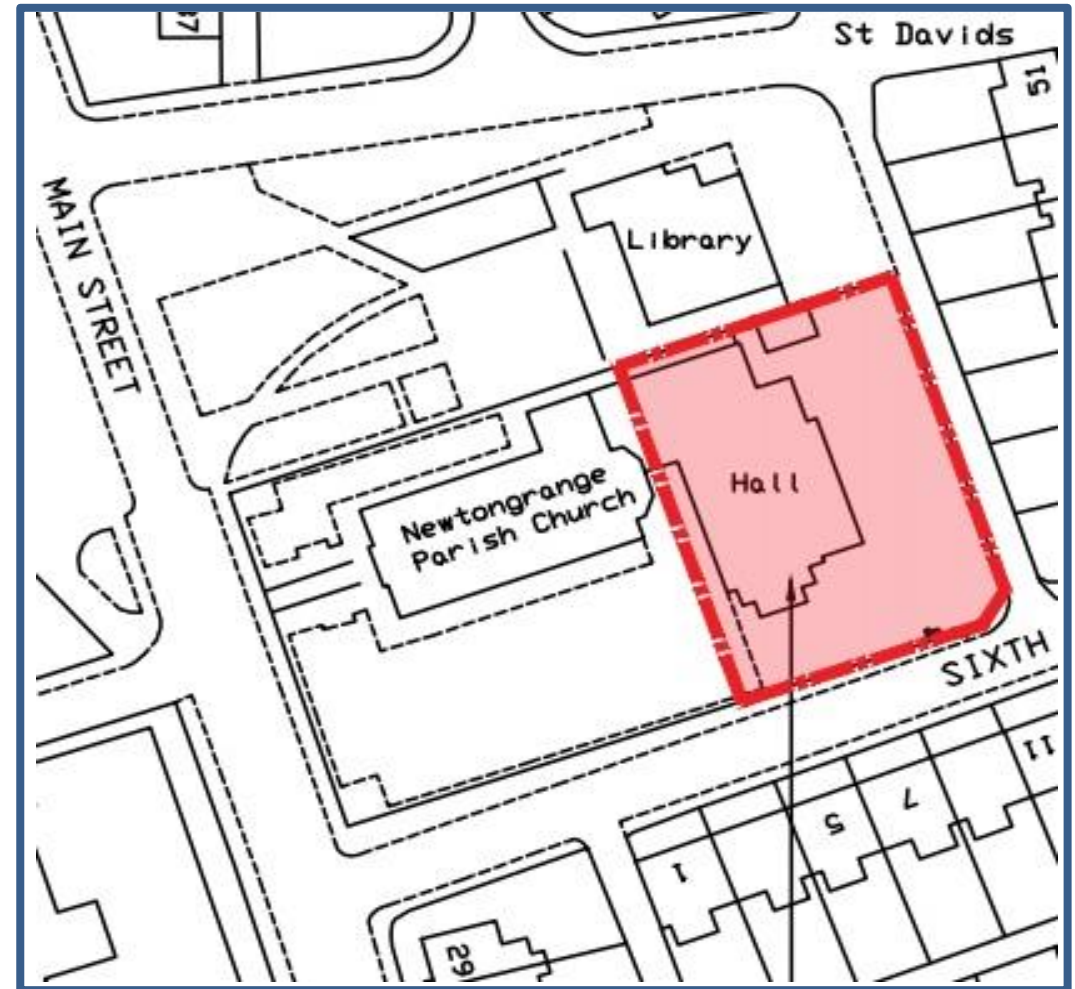
This regular rectangular site houses the former Newtongrange Church Hall and is set to the rear of the Church on the north side of Sixth Street. It is set close to the junctions with St. David's to the east and Main Street to the west, in a predominantly residential area within the town.

Offering a superb residential development opportunity in a sought-after location, **the site extends to approximately 1.15 acres.**

## Planning

Application for Planning Permission in Principle for residential development (7 houses) and associated works (to demolish the church hall) at Newtongrange Parish Church, Main Street, Newtongrange **Ref 21/00701/PPP** has been submitted.

The Church hall is Category C-Listed-an application for Listed Building Consent has also been submitted **Ref 21/00733/LBC.**



**Rateable Value-** £13,800

## Services

The church hall is currently connected to mains supplies of water, gas and electricity with drainage into the main public sewer. The church hall services will require to be separated from the church on demolition. No warranty is given about the availability to make new connections to mains services and interested parties are advised to make their own enquiries.

## Local Area

Newtongrange is a very popular town located within Midlothian approximately 8 miles south of Edinburgh City. The town is well placed for travelling with the train station within easy walking distance from the site, providing a direct service to Edinburgh Waverley Station and beyond.

The A7 major road is within easy reach, ensuring easy contact with the city bypass and links to the M8/M9 motorway network.

Newtongrange has a choice of shops, with a Tesco Supermarket at Hardengreen. leisure activities in the vicinity include a sports/recreation centre, swimming pool, Newtongrange public park and the vast expanses of open countryside.



## Viewing Arrangements

The site can be viewed at any time. If you wish to view the hall, please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.



It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland General Trustees -Scottish Charity No SC014574

## Conditions of Sale

The church will retain rights of access over the area outlined in black on the plan below. Please view the planning application referenced on page 1 for more information.

