Viewing Arrangements

By appointment with the Church of Scotland Law Department on 0131 240 2263.

EPC Rating - Hall 1 - G  Hall 2 - G

Offers

Offers are invited and should be submitted in writing through a Scottish solicitor

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

Offers will require to be considered by one or more Church Committees.

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

Church Halls at 32 West Street, Penicuik, EH26 9DG
Property
Two former church halls located on the south side of the town of Penicuik approximately ten miles from the city of Edinburgh- within a site which extends to circa 0.13 hectares (0.32 acres) and includes a levelled car parking area to the rear bound by stone walls and timber fencing.

The single storey hall (Hall 1) is C Listed and the two-storey hall (Hall 2) is B listed. Both halls are for sale as one lot.

The halls are set in a rural location, ideally placed for commuting into Edinburgh. Both are spacious in size and present an excellent development opportunity.

Accommodation
Hall 1 is of stone construction and features an additional extension to the rear. It has a large open plan area, with a kitchen, office, WC and a storage room. A staircase leads up to a smaller mezzanine level which has an additional room.

Gross Internal Floor Area - 244.02m² (2,627 sq. ft)

Hall 2 is a two-storey stone-built property with 3 rooms, WC and storage space on the ground floor. A steel staircase leads to the first floor which features one large room, an additional office, kitchen, WC and ancillary storage.

Gross Internal Floor Area - 173.14m² (1864sq.ft)

Services
The halls benefit from mains drainage, water, electricity and gas.

Planning
Hall 1 is category C Listed and Hall 2 is B listed and lie within the Penicuik Conservation Area. They could be used, without the necessity of obtaining change of use consent, as a crèche, day nursery, day centre, educational establishment, museum, art gallery or public library.

The policies within the Midlothian Local Development Plan are relevant to the site. There are no specific planning policies which would restrict the range of appropriate uses for the site. Development would have to take the Management Plan for the Penicuik Conservation Are into account.

The halls also have potential for a variety of other uses, such as a theatre, cinema or entertainment venue, hospitality and restaurant, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation might also be possible, again subject to the usual consents.

Local Area
Penicuik lies to the south of Edinburgh and is one of the largest towns in Midlothian. It offers a broad range of amenities including good local shopping, banking and post office services, and numerous restaurants, pubs and cafes. The town also provides a wide range of recreation and leisure facilities including a leisure centre. Schooling in the town is highly regarded at both Primary and Secondary levels.

Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.
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**Offers**
Offers are invited and should be submitted in writing, through a Scottish solicitor, to:-

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 240 2263  Fax 0131 240 2246  
Email: properties@churchofscotland.org.uk

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.

Penicuik South and Howgate Parish Church (Church of Scotland)-Scottish Charity No SC011871