



Newbattle Parish Church, Newbattle Road, Newbattle, EH22 3LH

## Property

Charming B-Listed church located in the peaceful village of Newbattle, near Dalkeith and only around 10 miles from Edinburgh city centre.

Newbattle is a small Midlothian village located approximately ½ mile to the south of Dalkeith. The Church forms part of Newbattle Road and is set in a semi-rural location.

The Church is of solid stone construction, pointed externally, under multi pitched and slated roof decks. Internally the property comprises a 'T' shaped church with small entrance vestibule at ground floor level. There is a small first floor viewing gallery area.

**Ground Floor Church Area:** 235.38 m<sup>2</sup>

**First Floor Gallery Area:** 104.29 m<sup>2</sup>

**Total:** 340.12 m<sup>2</sup>

## Grounds

The property benefits from a shared access from Newbattle Road with the neighbouring residential property and there is car parking to the front, side and rear.

## Services

The property is connected to mains supply of electricity.



## Planning

The subject property is a Category B Listed Building and falls within Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. In addition to its current use, it could be used, as a crèche, day nursery, day centre, educational establishment, museum or public library without the necessity of obtaining planning permission for change of use.

The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained but interested parties are advised to satisfy themselves as to the position as no warranty is given by the Seller as to this.

The property is located in a Conservation Area.

## Local Area

Newbattle village is to the south west of Edinburgh. This wonderful location offers an abundance of wide grassy open spaces and surrounded by mature woodlands. There is a bus service from Newbattle to Edinburgh and the journey takes approximately 30 minutes. Trains depart from Eskbank to Edinburgh and the journey takes around 18 minutes.

Dalkeith is around a mile away and is set on the River Esk. With its town centre and historic core, the town has a number of local and essential amenities. It is surrounded by open countryside and the wonderful Dalkeith Country Park is one of the many open spaces nearby.



# EPC Rating- G

## Viewing Arrangements

By appointment with The Church of Scotland Law Department.  
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.

Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131 2402263  
Email: [properties@churchofscotland.org.uk](mailto: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.

The Church of Scotland - Scottish Charity No SC011353

