

# Newton Church, Danderhall, Dalkeith EH22 1SR



# Property

Detached Church building conveniently located on the southern outskirts of Edinburgh. The property comprises: Entrance vestibule, main sanctuary, vestry, staircase leading to gallery.

There are also 2 external stores included in the sale, one by the entrance and one by the south boundary wall. The sellers may consider separate offers for one or both of these

## Area

Church - 171.94 sq m, 1,851 sq ft Mezzanine Galleries - 81.01 sq m, 872 sq ft TOTAL - 252.95 sq m, 2,723 sq ft

## Grounds

The sale includes an area of car parking shown on the plan. The graveyard is owned and maintained by the Local Authority

## Services

The property is connected to mains electricity, water, drainage and gas.

## Planning

The building 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. It also has potential for a variety of other uses, such as a theatre, cinema or entertainment venue, retail space or community resource subject to obtaining appropriate consents. Conversion to residential accommodation would also be possible, again subject to the usual consents.



## EPC

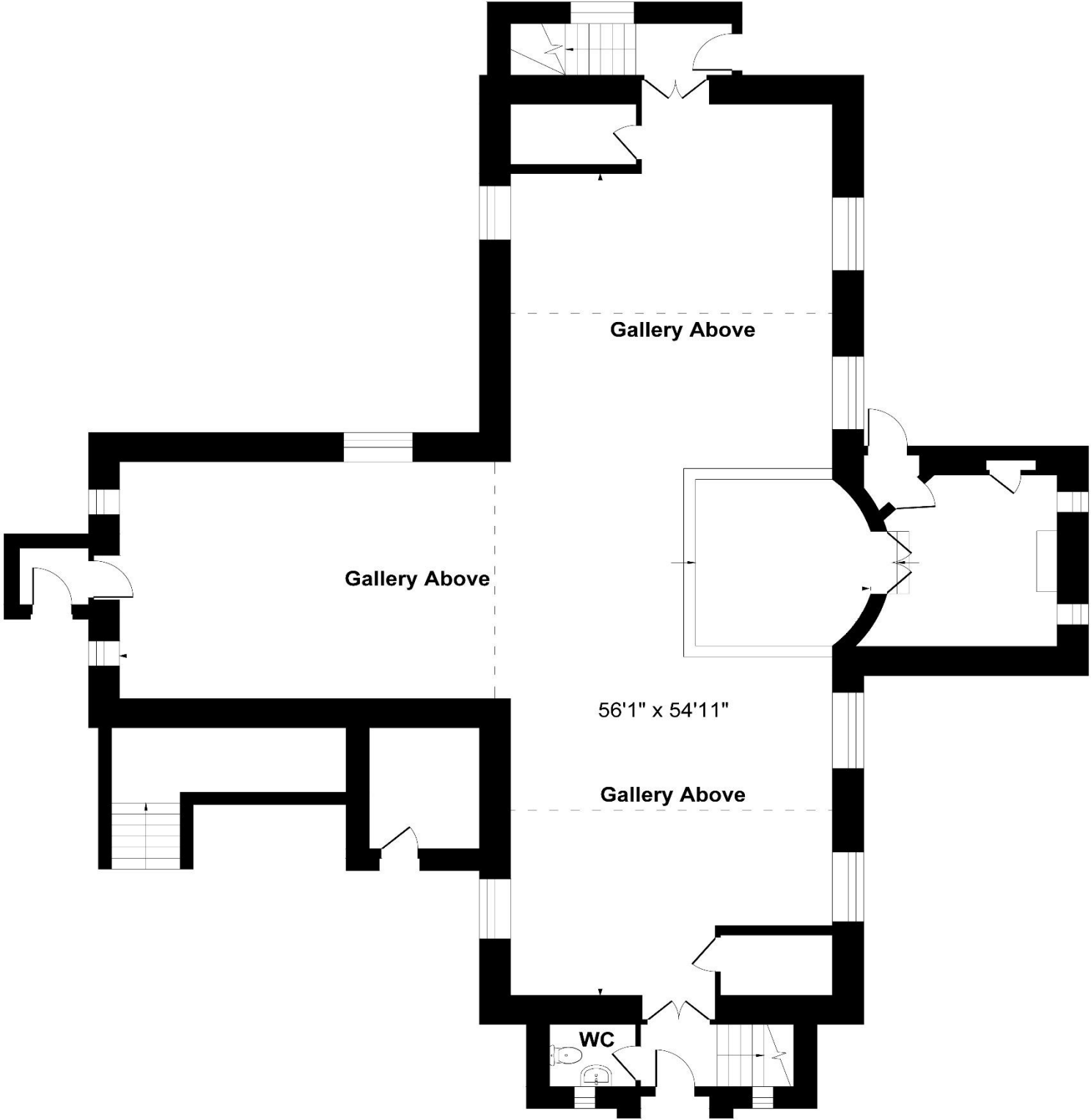
Rating E

## Local Area

The church is located in a residential area within the City boundary of Edinburgh, while Dalkeith is situated some 8 miles away. Both offer a variety of excellent amenities. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and some of Edinburgh's largest retail parks. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.







Gallery Above

Gallery Above

56'1" x 54'11"

Gallery Above

WC

Millar & Bryce Newton Parish Church, Danderhall, Dalkeith EH22 1SR



Reference: 1152572/ACM

Version: 1.0

Date: April 2024

Co-ordinates at Centre:

Easting: 331,461

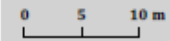
Northing: 669,318

Scale:

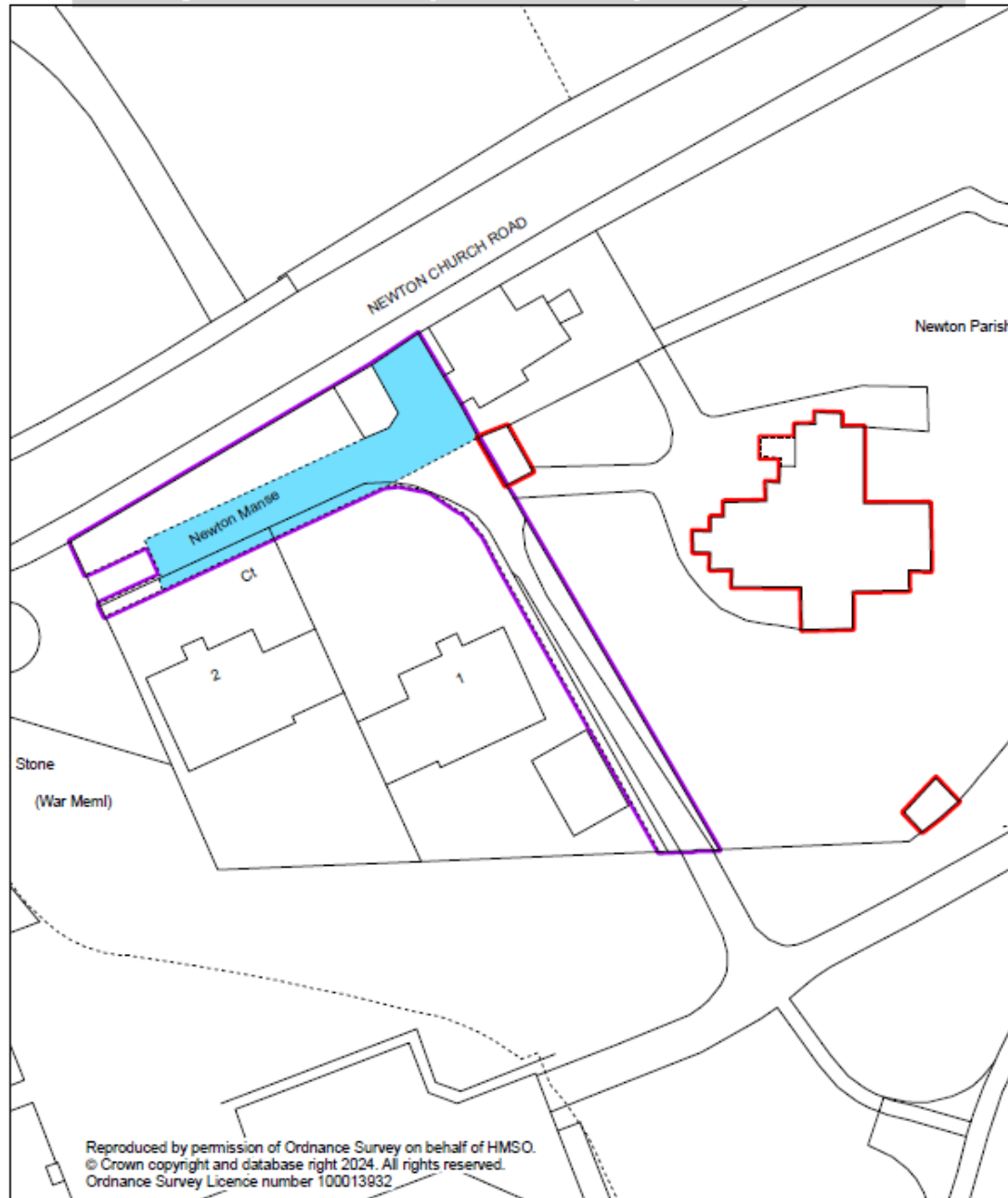
1:500

Paper Size:

A4



The land included is outlined in purple, and the blue area is a right of access.



# 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

