FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

50A KIRKHALL ROAD
PENICUIK

0.11 HECTARES (0.27 ACRES)

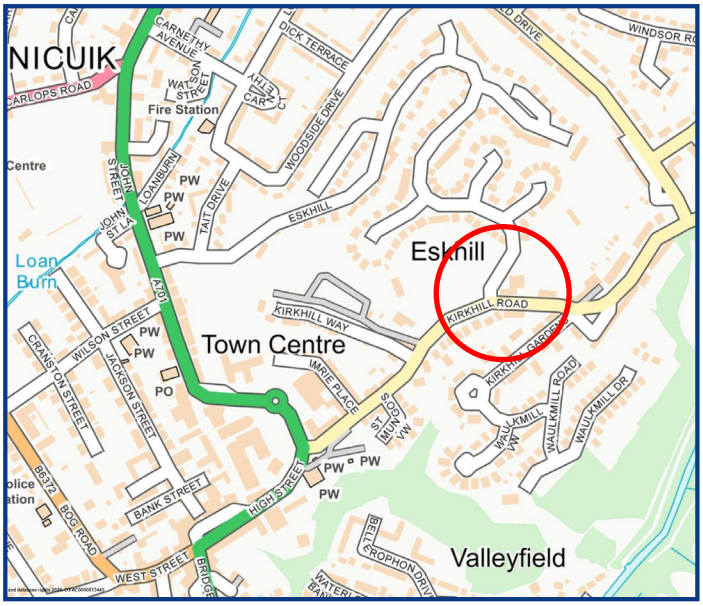
- Close to Town Centre.
- Potential to Convert to Residential (Subject to the necessary planning permissions being obtained).

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH26 8JB

RESIDENTIAL DEVELOPMENT OPPORTUNITY

50A KIRKHALL ROAD
PENICUIK, EH26 8JB



LOCATION

Penicuik with a resident population of circa 17,000 people is situated on the A701 approximately 8 miles to the South of Edinburgh City Centre. Penicuik is a dormitory town for Edinburgh and is subject to a high volume of new residential developments.

Kirkhill Road is in close proximity to the High Street / A701 and Eskmill Road.

The surrounding area is a primarily residential with Penicuik Cricket Clubs ground, Kirkhill Bowling Club are also in the vicinity.

DESCRIPTION

The subjects comprise a semi-detached single storey traditionally built with sandstone walls under a pitched slate roof that was formerly a School and then a Youth Hostel sitting on a site extending to approximately 0.11 hectares (0.27 acres).

The property is C Listed and benefits from both pedestrian and vehicular access from Kirkhill Road.

OPPORTUNITY

The property and the site provide an opportunity for residential conversion subject to obtaining the appropriate planning permissions from Midlothian Council.

Our clients have had indicative plans drawn up showing two residential units, each benefiting from three bedrooms using the footprint of the existing building. These units are circa 156 sq m (1,679 sq ft) and 136 sq m (1,463 sq ft) respectively. There may be potential to create additional development over the site. No planning application has been lodged for the proposal.

OVERAGE CLAWBACK

Should the purchaser create further development on top of the proposed square meterage within the existing school building then there will an additional clawback provision applicable to the seller.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

ENTRY

Entry will be upon conclusion of formal legal missives.

LEGAL & ADMINISTRATION COSTS.

The ingoing Tenant will be liable to pay the Council's legal and administration costs incurred in the transaction.

RATEABLE VALUE

The Scottish Assessors Association website show the premises entered in the Valuation Roll as follows: -

DESCRIPTION	RATEABLE VALUE
Club	£15,200

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QUOTING PRICE

Our clients are seeking to sell the heritable interest in the premises. For further information, please contact the sole agents.

PLANNING

For all planning enquiries, please email development.management@midlothian.gov.uk

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact: -

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Bill Adams – 07716 358 540.

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The agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 the joint agents has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control. (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

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