

Midlothian



INVESTMENT • DEVELOPMENT

FOR SALE

Development Opportunity

Former Police Station

18 Church Street, Loanhead, EH20 9AB

Site - 0.18 Acres



Offers Over £230,000 Are Invited

Property Assets

Midlothian Council • Property & Facilities • Directorate Place, Midlothian House

Location

Loanhead sits within the County of Midlothian, approximately 12 miles East of Edinburgh airport, and just under 50 miles East of Glasgow.

Loanhead lies within easy commuting distance of Edinburgh. There is a good choice of shopping outlets on hand at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury and also the Ikea store.

The surrounding countryside offers many leisure opportunities and there is a leisure complex with a pool within Loanhead.

Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Schooling ranging from nursery through to secondary is within easy reach.

Description

The subjects comprise of a former police station.

The building has rendered brick walls overlaid with a pitched slate roof which is served by cast-iron gutters and downpipes and benefits from gas central heating.

The subjects are secured by a brick wall. There is a large gate to the rear which provides access to the building and additional parking/yard space.

The subjects benefit from a detached garage and outbuilding.

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Areas have been calculated as the following;

Main building	244.67m ² (2,364ft ²).
Garage	21.13m ² (227ft ²).
Outbuilding	4.38m ² (47ft ²).

Site 0.18 acres



The subjects may be suitable for seven studio flats, a single dwelling house, an office, community hub or a site for residential development. The prospective purchaser may require a change of use and appropriate planning permission.

The planning department has indicated that the subjects must be in keeping with the surrounding area, provide acceptable standards of amenity and comply with parking standards.

Ratable Value

The Rateable Value of the subjects is £7,000.

Under the Small Business Bonus Scheme for 2020/21, properties with a RV of up to £15,000 may qualify for 100% rates relief, depending upon individual circumstances.

Price

Offers over £230,000 are invited.

Use

Under the Town and Country Planning (Use Classes) Order (Scotland) 1997, the unit is presently considered to fall under Class 10 (Non-residential institutions) use.

Viewing

A video of the subjects has been recorded and is ready to view, please copy and paste the below URL into your internet browser.

<https://www.youtube.com/watch?v=EsPVV30uNK4>

To request a viewing of the property, please email the Property Assets Section:

MCPProperty@midlothian.gov.uk.

Details for Submitting Offers

Due to covid19 restrictions, interested parties should formally note their interest via email to:

MCPProperty@midlothian.gov.uk.

All interested parties will be notified of a Closing Date for submitting offers.

Any additional material for submission or presentation must be suitably labelled and support your application.

Offers should clearly state the property to which the offer relates.

Important Notice

These particulars do not form any part of any contract and none of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.

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