

RESIDENTIAL DEVELOPMENT OPPORTUNITY

HOWGATE CHURCH AND HALL, HOWGATE,
PENICUIK, MIDLOTHIAN



Galbraith

RESIDENTIAL DEVELOPMENT OPPORTUNITY HOWGATE CHURCH AND HALL, HOWGATE, PENICUIK, MIDLOTHIAN

KEY FEATURES

- Traditional property with planning consent for conversion to 3 residential units
- Attractive property with original features
- Paddock extending to 4.17 acres with scope for future development
- Extensive car parking to rear
- Rural location with good accessibility
- Services connection site



Galbraith

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LOCATION

The property is located in the village of Howgate in Midlothian approximately 2 miles to south of the town of Penicuik. Edinburgh city centre and the Edinburgh city bypass lie approximately 11 miles and 8 miles to the north respectively. A range of services can be found in Penicuik including local and region retailers, supermarkets, medical services and primary and secondary schooling. Straiton retail park has a wider range of shops together with a Park & Ride with regular services to Edinburgh city centre. The area provides a wealth of outdoor pursuits with skiing at Hillend ski centre, cycling on local roads, hill walking in the Pentland and Moorfoot Hills, golf on a number of nearby courses and mountain biking at Glentress near Peebles some 13 miles to the south.

DESCRIPTION

The property comprises a former church and hall of traditional stone construction under a pitched slate roof. The subjects benefit from a detailed planning permission granted by Midlothian Council for conversion of the building to form 3 residential units with the following accommodation:

Church (Ground Floor)

Entrance Vestibule, Open Plan Kitchen, Dining Area and Sitting Room, 3 bedrooms, 2 en-suite shower rooms, Bathroom and Utility Room. The proposed apartment extends to approximately 1,605 sq.ft

Church (First and Second Floors)

Hall, Open Plan Kitchen, Dining and Sitting Room, 3 Bedrooms, 1 en-suite Bathroom, Bathroom, Office/4th Bedroom, Utility Room. The proposed apartment extends to approximately 2,909 sq.ft

Hall

Entrance Vestibule, Dining Kitchen, Sitting Room, 3 Bedrooms, 2 en-suite Shower Rooms, Bathroom, Utility Room. The property extends to approximately 1,431 sq.ft.

Outside, the properties will benefit from their own gardens and there will be communal parking and garages on the land the west which is accessed via a private road to the south.

Land

The land to the south is down to grass and extends to approximately 4.17 acres and is accessed via a private track. The land may have scope for future development subject to obtaining all necessary consents.

PLANNING

The subjects benefit from a detailed planning permission granted by Midlothian Council under ref: 23/00195/DPP for the conversion of the building to form 3 dwellinghouses; erection of garages; formation of landscaping, car parking and associated work dated 15th March 2024.

DATA ROOM AND TECHNICAL INFORMATION PACK

A technical information pack has been prepared, containing relevant information including plans and elevations of the proposed conversions and plans showing the location of services and the settlement profile report.

The pertinent information is available via an online data room – please contact Galbraith for access.

Any further planning enquiries can be directed to Midlothian Council – 0131 271 3147.

METHOD OF SALE

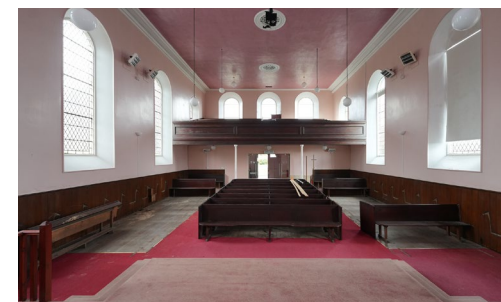
Offers are invited for the freehold interest in the site with vacant possession as a whole and in separate lots:

Lot 1 (Red): Howgate Church, Hall and Carpark area

Lot 2 (Blue): 4.17 acre field

Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site to be kept informed of any closing date and to receive any additional pertinent information.



CLAWBACK /OVERAGE

The missives of sale of Lot 2 will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than agricultural, over any part of the holding being obtained subsequent from the date of entry for a period of 20 years.

ACCESS

A private access serves the car park to the read of the church and hall. In the event the church and hall (Lot 1) and field (Lot 2) are sold separately, the ownership of the access will be retained by Lot 2 and rights of access will be granted to Lot 1. The access to the field is located via a gate in the southwest corner of the car park area and an unrestricted right of access over the car park will be granted.

ENERGY PERFORMANCE CERTIFICATE

The church and hall have an EPC rating of G. Please contact Galbraith for further information.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

SOLICITORS

TBC

WHAT3WORDS

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VEIWING AND FURTHER INFORMATION

The site can be viewed by prior appointment.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in September 2025. 8. Particulars prepared September 2025.

