

DM HALL

For Sale

Office / Development
Opportunity (STP)

Former Abercorn School
Newton
By Winchburgh
West Lothian
EH52 6PZ



373.91 SQ M
4,042 SQ FT

Property Details

- Rare and outstanding opportunity to purchase former schoolhouse building, presently used as an office facility
- Category C listed with potential for a variety of uses to include residential conversion (STP)
- Situated approximately 1 mile from Newton, 2 miles from Winchburgh, 3 miles from South Queensferry, 5 miles from Linlithgow and 11 miles from Edinburgh City Centre
- Ample parking on site to front and rear of premises
- Situated on a site covering approximately 0.67 acres (0.27 hectares)
- Offers over £595,000 (excluding VAT)

LOCATION:

The subjects are situated on the Northern side of the A904 South Queensferry to Bo'ness Road route, near the M9 motorway, approximately 2 miles to the Northwest of Winchburgh itself.

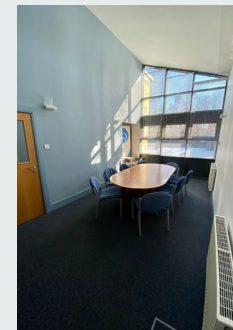
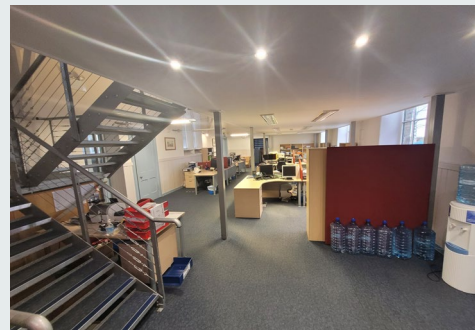
The premises lie in a semi-rural location to the West of Newton and Northeast of Old Philipstoun, with New Hopetoun Gardens lying in close proximity to the subjects. The surrounding area is largely given over to open agricultural land, albeit the property adjoins a residential dwelling.

The subjects offer convenient access to the Central Scotland motorway network with Junction 2 of the M9 (Northbound) lying approximately 1 mile to the West while Junction 1a of the M90 lies approximately 2 miles to the East.

The location of the subjects can be seen on the appended plan:

DESCRIPTION:

The subjects comprise a category C-listed stone built former schoolhouse that has been converted into office accommodation, surmounted by a pitched and slated roof. The subjects have been further extended by means of more modern stone-built extension, surmounted by part metal-based panelling and part pitched and slated roof tiles.



Internally the subjects have been modernised to a high standard, with the original building entered by means of a typical vestibule, which leads directly into a reception hallway. Entry can also be taken via the front of the modern extension, which leads directly into a staff/kitchenette area.

The modern extension is currently set out to provide six cellular offices, a board/meeting room, staff accommodation, ancillary storage and W/C facilities. The traditional school building consists of an open planned office layout with a raised steel supported mezzanine that provides further office space, with further storage space, a reception area and rear meeting room.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis and is as follows:

Accommodation	SQ M	SQ FT
Office, staff welfare, storage, meeting space,	373.91	4,024

SALE TERMS:

Our clients are seeking offers over £595,000 for the outright purchase of their heritable interest (Scottish equivalent of English Freehold).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is a G.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the premises has a rateable value of £37,300.

PROPOSAL:

All proposals to purchase the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

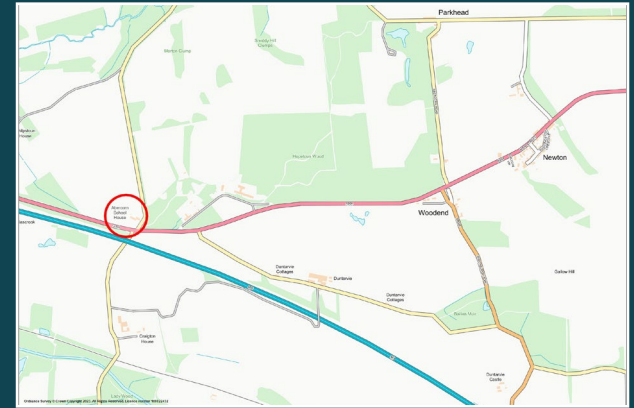


Property Details

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

013give ref relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSc

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk

DM HALL



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RICS

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