



FOR SALE DEVELOPMENT OPPORTUNITY / CHURCH PREMISES

40 Fernieside Gardens
Edinburgh, EH17 7HN

- Rare opportunity to purchase church premises/place of worship and associated buildings
- Situated to the south of Edinburgh City Centre near surrounding Danderhall, Gilberton and Liberton districts
- Contained within designated Urban Area on site extending to 0.78 acres (0.32 hectares)
- On site buildings comprise church premises, presbytery, garage and fully detached function hall
- Buildings extend to a total GIA of 773.07sqm (8,321sqft)
- May suit residential development, subject to all relevant consent
- Offers invited for the outright purchase

LOCATION

The subjects are situated to the southside of Edinburgh's city centre, surrounded by the districts of Danderhall, Gilmerton, Liberton and Ferniehill. More specifically, the subjects are situated on Fernieside Gardens which is accessed off Moredun Park Road to the east, with the main access to Moredun Park taken directly off the B701 Ferniehill Road.

The subjects are surrounded by primarily by all private residential dwellings, to include a combination of newer build homes, a terrace of recently developed detached houses and ex public authority housing. Various traditional local commercial parades are situated only a short walk away in varying directions.

DESCRIPTION

The subjects comprise four buildings contained within a 0.78 acre (0.32 hectare) site; a church premises/place of worship, a presbytery, a garage/store/lock-up located to the front end of the site, and a detached church/function hall to the rear.

The buildings themselves are constructed primarily of brick, with the church hall and garage properties further having an external roughcast/stone-chip render, with the roofs on each building constructed differently to include aluminium, felt and tile clad finishes. Internally, the buildings all benefit from varying open plan and cellular sections, with varying floor, wall and ceiling finishes.

Overall, the site would ideally suit residential development, subject to all relevant planning and statutory consents being obtained.

The subjects are further described within the City of Edinburgh Council's Local Development Plan as being designated as an Urban Area.

ACCOMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Gross Internal Area basis in the order of:

Church:	349.45sqm (3,762sqft)
Presbytery:	203.63sqm (2,192sqft)
Church Hall:	191.40sqm (2,060sqft)
Garage:	28.59sqm (308sqft)

Total GIA:	773.07sqm (8,321sqft)
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Overall Site Area:	0.78 acres (0.32 hectares)
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SALE TERMS

Offers are invited for the outright purchase of our client's heritable interest. Please contact the sole selling agents for more information.

RATEABLE VALUE

According to the Scottish Assessors Association website, the church has a current rateable value of £14,600 and the church hall has a current rateable value of £5,100. We further believe the Presbytery to fall under council tax band G.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of # and a copy of the certificate is available to interested parties on request.

LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for land & buildings transaction tax and registration dues.

VAT

Please note that unless stated otherwise, VAT may be applicable.

VIEWING:

Strictly by appointment through the sole selling agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

REFERENCE:

ESA3090

DATE OF PUBLICATION:

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CONTACT:

DM Hall LLP (Agency Department)
17 Corstorphine Road,
Edinburgh, EH12 6DD

0131 624 6130
edinburghagency@dmhall.co.uk

Oliver Lawson
Oliver.Lawson@dmhall.co.uk

Graeme Pollock
Graeme.Pollock@dmhall.co.uk







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