

G·M·BROWN



HOWGATE KIRK

F O R S A L E

Residential Development Opportunity

Howgate Kirk
18 Howgate
Howgate, Penicuik
Midlothian, EH26 8QB

- Full planning consent for conversion to 3 x dwellings
- Total site area – 0.62 acres
- Potential for additional development on vacant land, subject to planning
- Offers over £450,000 invited



DESCRIPTION

The subjects comprise a former church building with adjoining hall.

Full planning consent was granted in March 2023 for conversion to 3 residential dwellings together with associated garages and garden space.





LOCATION

Howgate is a popular affluent commuter village located within the Midlothian Local Authority Region situated approximately 12 miles south-east of Edinburgh City Centre and 2.5 miles south-east of Penicuik.

More specifically, the subjects are located within the heart of Village on the west

side of the A6094 in peaceful setting with extensive views over the local countryside.

The Edinburgh City Bypass (A720) is just a 15-minute drive north that connects the M8, M9, M90 beyond making it an ideal commuter location.



HOWGATE KIRK





CHURCH

GROUND FLOOR APARTMENT

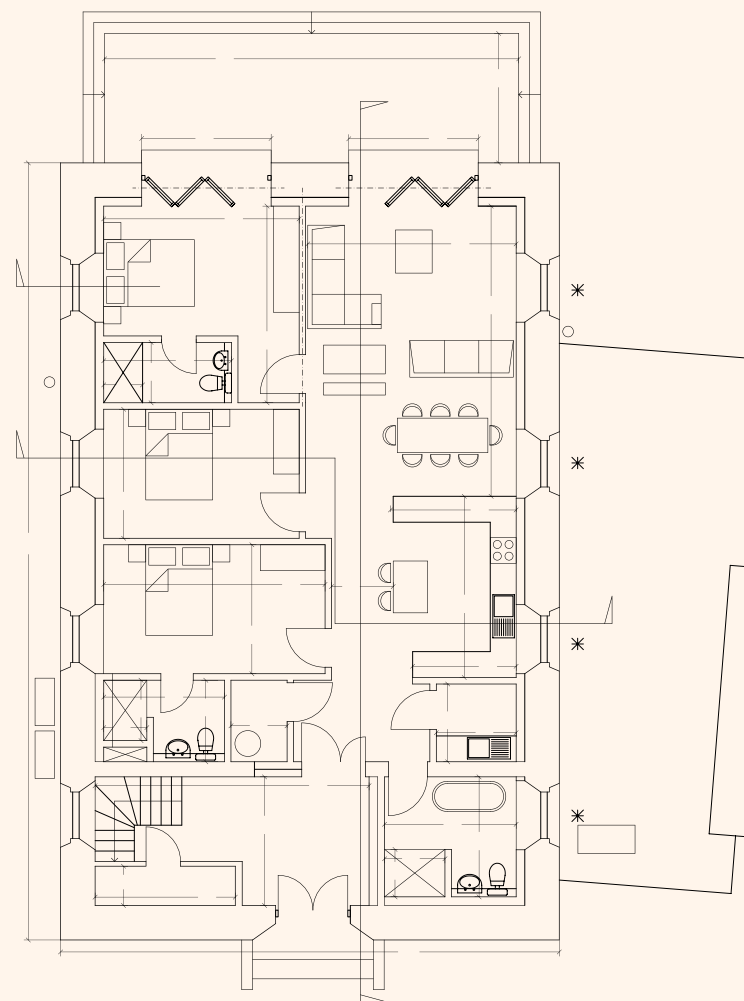
GIA - 1,464 SQ FT

3 bedrooms (2-ensuite), lounge, kitchen, utility room, cloakroom / vestibule.

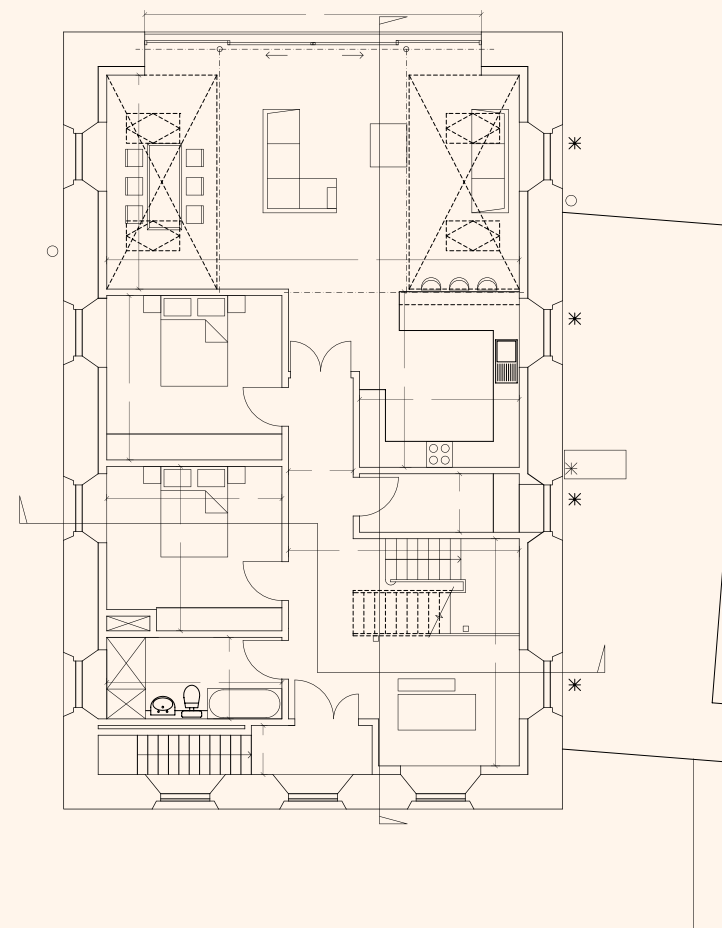
1st & 2nd FLOOR DUPLEX

GIA - 2,131 SQ FT

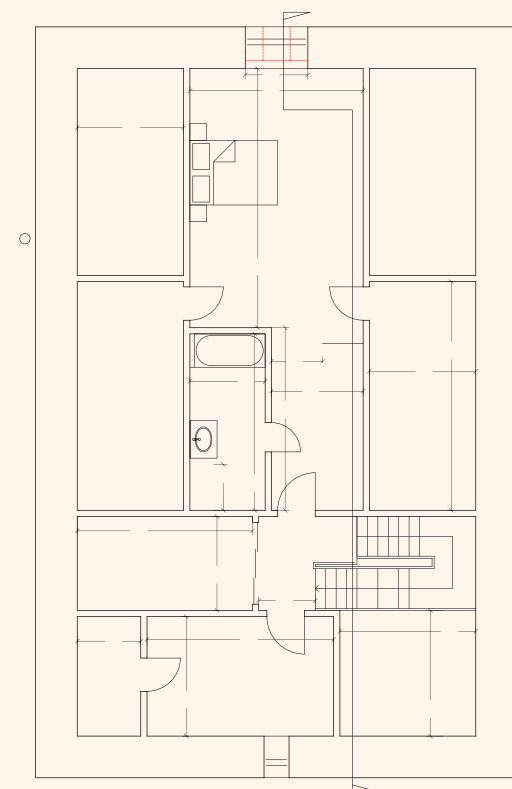
4 bedrooms (1 ensuite), lounge / diner, kitchen, family bathroom.



PROPOSED
Ground floor Plan



PROPOSED
First floor Plan



PROPOSED
Second floor Plan

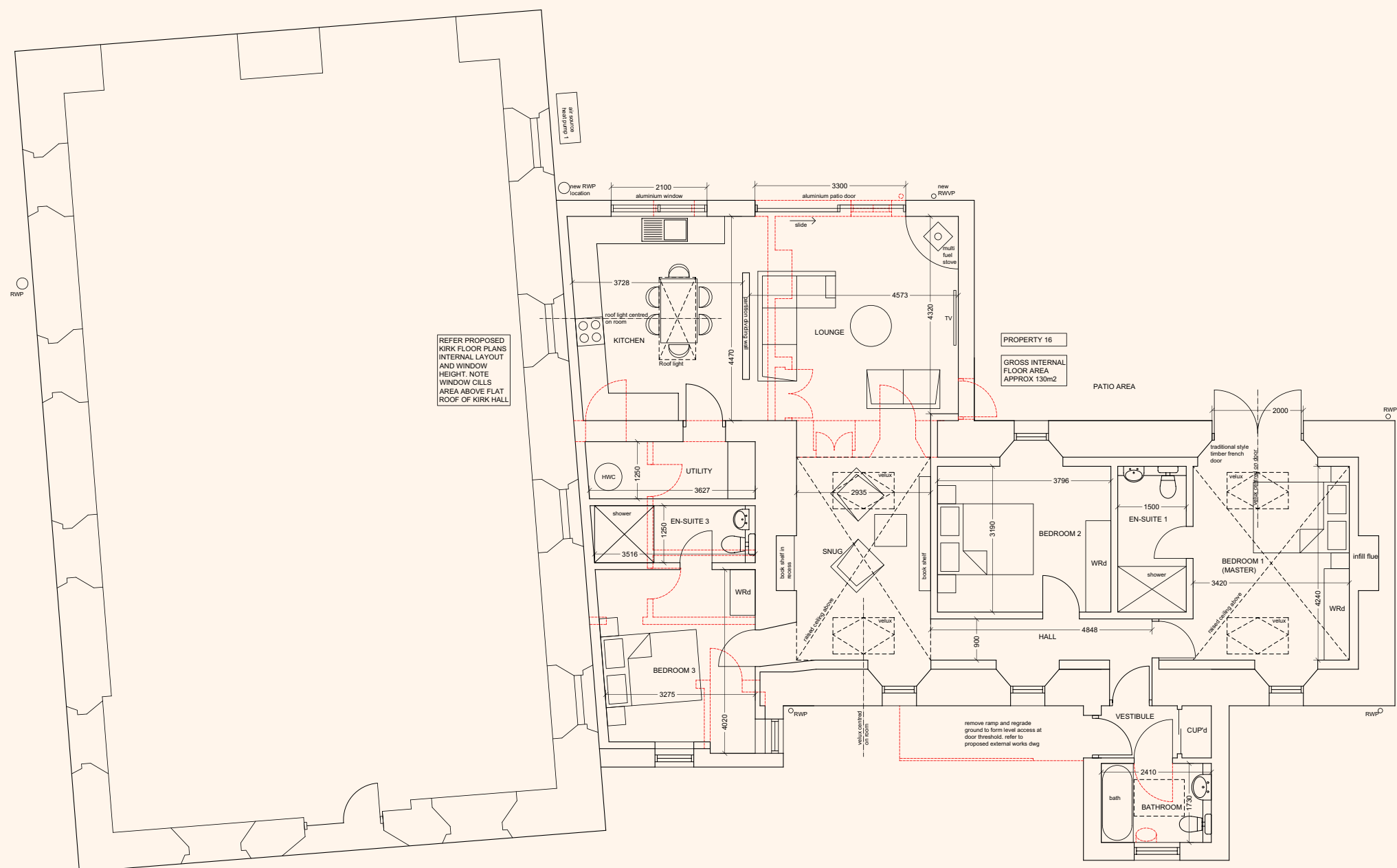


HALL BUILDING

GIA 1,400 SQ FT

3 bedrooms all en-suite, lounge, kitchen

Subject to planning, there may be scope to build out further dwellings on the surplus land, all planning queries should be directed to Midlothian Local Authority Planning Department.



PROPOSED KIRK HALL

Ground floor Plan



SITE AREA

4.9 Acres

EPC

Available on request

ASKING TERMS

Offers over £450,000 excluding VAT are invited for our clients heritable interest.



G·M·BROWN



ASKING PRICE

Offers over £450,000 excluding VAT are invited for our clients heritable interest.

VIEWING & FURTHER INFORMATION

Via the sole selling agents

GREGOR M BROWN

gb@gmbrown.co.uk

KERRIE CURRIE

kc@gmbrown.co.uk

0141 212 0059

GM BROWN
208 West George
Street, Glasgow,
G2 2PQ