



## OFFICE / DEVELOPMENT OPPORTUNITY

## FOR SALE

Former Abercorn School  
Newton By Winchburgh  
West Lothian  
EH52 6PZ

- 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
- Situated on a site covering approximately 0.67 acres (0.27 hectares)
- Approximate Net Internal Area (NIA) of 373.91sqm (4,024sqft)
- Offers over £645,000 (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 exact location of the subjects can be seen on the below 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 building entered by means of a typical vestibule with tiled floor, 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.

The floors throughout are primarily timber constructed and raised design, with a carpet overlay in the office areas, with lino flooring present in the extension entrance/staff area and tiles present in the W/C accommodation. Artificial lighting is provided by way of a combination of fluorescent glare tubes, recessed spotlights and anti-glare wall lights throughout.

Natural day light is supplied by means of single glazed original casement style windows in the original school section whereas double glazed casement style windows are present within the modern extension.

There are tarmacked surfaced car parking facilities to both the front and rear, capable of taking in excess of 20 vehicles. The front garden is completed by formal lawns and well stocked borders, reached by mono block surfaced paths.

## ACCOMMODATION

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

NIA: 373.91sqm (4,024sqft)

## SALE TERMS

Our client is seeking offers over £645,000 (exc. of VAT) for the outright purchase of their heritable interest. Please note, clean unconditional offers are preferable but offers with any suspensive conditions may still be considered.

## RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of £36,100, with the rateable value due to increase to £37,300 as of the 1st of April 2023 in line with the non-domestic rates revaluation.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G, and a copy of the certificate is available to interested parties upon 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

Unless stated otherwise, the purchase price may be subject to VAT at the prevailing rate.

## VIEWING:

Strictly by appointment through the sole selling agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## REFERENCE:

ESA2201

## DATE OF PUBLICATION:

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## CONTACT:

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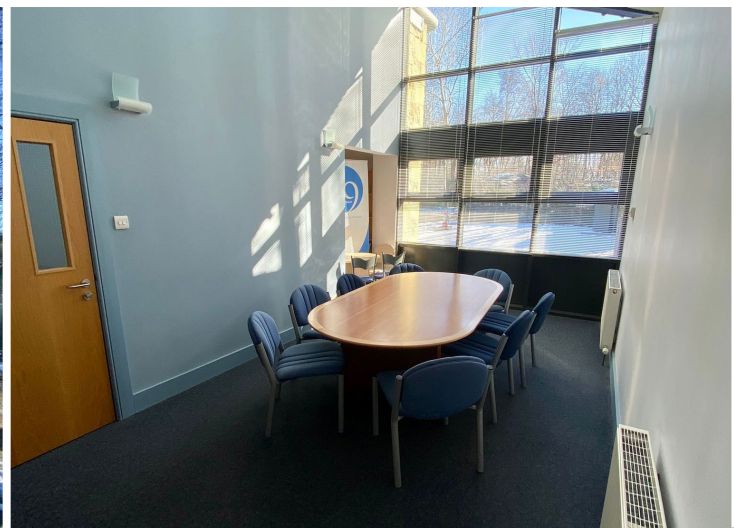
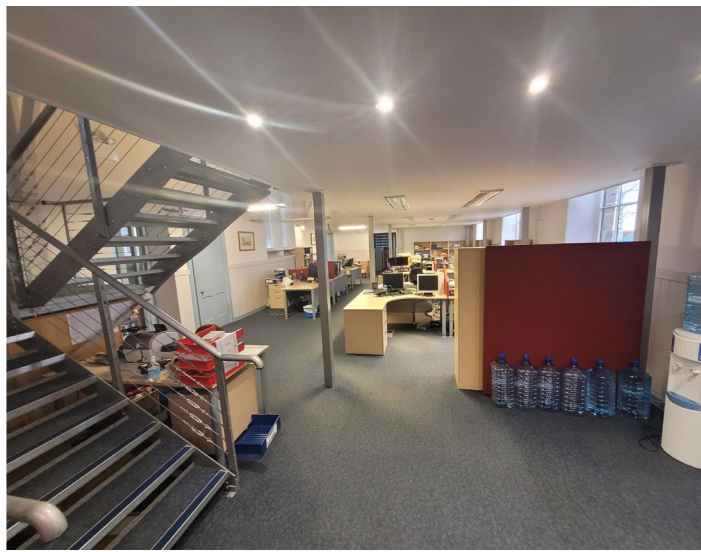
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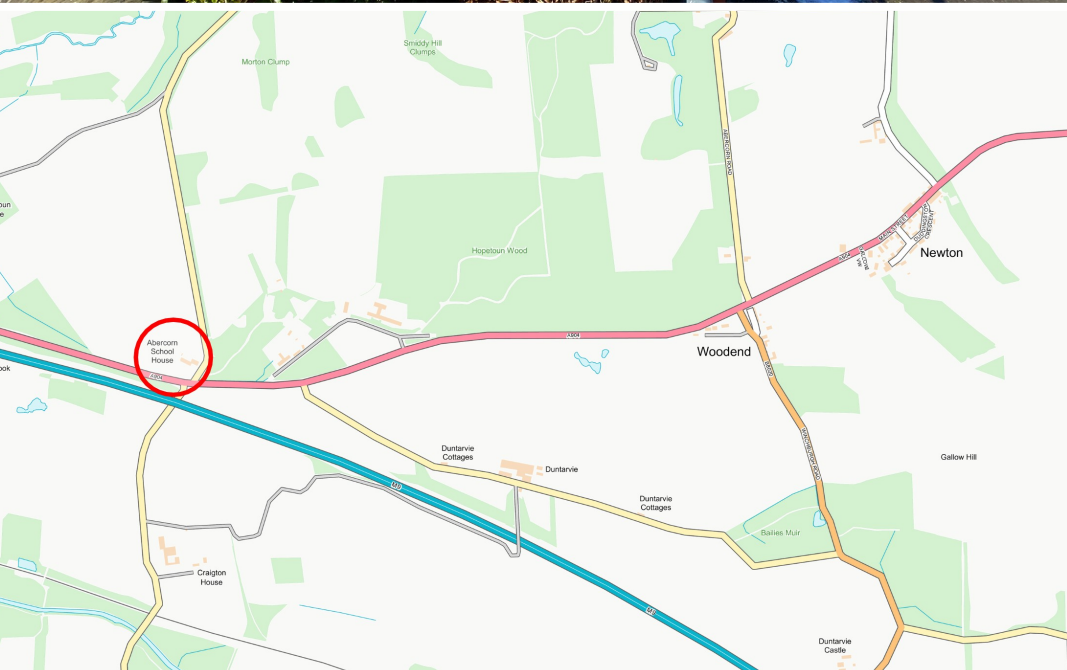
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