

Planning consent for
4 unique residential
dwellings

For Sale

St James Church
Rosefield Place
Portobello
Edinburgh
EH15 1AZ

July 2019



Location

Edinburgh is the capital city of Scotland with a population in the region of 485,000 people. The city is the UK's second largest financial sector after London, as well as an emerging Fintech hub.

St James Church is located in the heart of Portobello, some 3.5 miles east of Edinburgh City Centre. Situated on Rosefield Place, the subject property is surrounded by residential dwellings.

Portobello is a coastal suburb of Edinburgh, with a well diversified high street and is well connected to the city via a number of bus routes and the A1.

Description

Construction of St James Church began in 1912, with further alterations and additions in 1934. The B Listed church is largely constructed of sandstone under a vaulted slate roof. There are a number of leaded clear glass windows, allowing for excellent levels of natural light, along with leaded stain glass windows within the apse of the Church. The floor is of solid stone, with parquet flooring in part.

A number of period features have been retained throughout the property, with the current owner maintaining the subject to a wind and watertight state.

The church has mains gas connection, along with a 3 phase electricity supply. There is also mains sewerage.

Access can be taken from Rosefield Place and Rosefield Avenue Lane

Accommodation

The subjects extend to approximately 605 sq m (6,512 sq ft). This is based on the Gross Internal Area on the ground floor.

The site extends to approximately 0.40 acres (0.16 hectares).

Tenure

The property is held freehold.

Rating Assessment

We are advised that the subjects have a rateable value of £39,100 and currently benefit from 100% rates relief.

Further information is available upon request from the sole selling agent.

Planning

The subject property currently comprises a church. Planning permission has been granted for change of use and conversion of church to 4 spacious 4-5 bed dwellings, spreading over 3-4 levels (application number 18/00866/FUL). Each dwelling benefits from 2 car parking spaces and private gardens, with the consent allowing for new openings in the walls and roof.

Planning consent was granted on 27th April 2018.

Further information is available upon request from the sole selling agent.

The building falls within Use Class 10 of the Town and Country Planning (Use Classes) Scotland order 1997 and could, be used without the need for obtaining planning permission for change of use, as a church, crèche, nursery or educational establishment.

Asking Price

Offers in Excess of £650,000.

Viewing

Viewings of the property are available upon request. We kindly ask that an appointment is made through the agent.

EPC

The subjects have an EPC rating of G.

Further details available upon request.

VAT

VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction. The purchaser shall be liable for LBTT and registration dues.

Offers

All offers should be made in writing to the sole selling agent.

Closing Date

Our client reserves the right to set a closing date for this property. Those parties looking to be advised of any closing date should formally note their interest with the sole selling agent in the first instance. It should be noted that the vendor is not obliged to accept the highest or indeed any offer at the closing date.



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