
For Sale



Former Primrose Day Centre
2 Main Street
Ormiston
EH35 5HT

Offers over £65,000 are invited

ORMISTON

Ormiston is a quiet village situated approximately 4 miles from Tranent. The village provides local shops for everyday needs and nearby Tranent has a range of shops including Asda and Aldi supermarkets, a swimming pool and other leisure and sporting facilities. There are regular bus services to surrounding areas and there are train facilities nearby, at Prestonpans and Wallyford Train Stations. Ormiston has its own Primary School, and Secondary Schooling is located at Ross High School in Tranent.

2 MAIN STREET, ORMISTON

Previously used as premises for Primrose Day Centre, 2 Main Street is a ground floor terraced property with residential flats above within Ormiston Conservation Area. It is situated in the centre of the village. The building is of stone construction with a pitched and slated roof.

The property has single glazed timber sash and case windows and has generally been well maintained. The rooms have papered walls and the floor coverings are a mix of carpet and vinyl. However, the kitchen is in poor condition and requires to be fully refurbished. A gas supply was installed to the property in 2014 and a Worcester Greenstar Combi boiler was fitted with new radiators and associated pipework throughout the premises at that time.

The ground floor accommodation comprises a large open plan room, formerly used as the Day Centre, there are two smaller rooms, previously used as offices along with a kitchen, store, WC and a separate disabled WC. The gross internal area of the accommodation is approximately 107m². The Subjects for sale comprise the footprint of the premises, there is no outside space for sale with the Subjects.

A Type 2 Asbestos Building Survey has been carried out and a copy of the report can be made available to interested parties on request.

The Energy Performance Certificate gives the property a G rating.

The Council is advised that the postal address of the property is:-

2 Main Street
Ormiston
EH35 5HT

The current rateable value is £5,600 per annum.



PLANNING

2 Main Street currently has a Class 10 Use, Non-residential institutions. The property lies within the defined Ormiston town centre and is subject to Policy ENV2 of the adopted East Lothian Local Plan 2008. This policy permits a range of uses associated with a town centre including commercial use such as retail, office use, leisure and recreational use. Preference may be given to offers that are not subject to attainment of a change of use planning consent. However, interested parties must satisfy themselves that their proposed use will be permitted.

Clawback provisions will be required for the sale of the property to protect the Council's interests should planning permission be gained for residential use, at a later date.

If you wish to arrange an appointment to view or discuss any of the details within these particulars, please contact:

Claire Stuart
Trainee Estates Surveyor
Tel: 01875 618695

These particulars can also be viewed and downloaded at **www.eastlothian.gov.uk**

If you wish particulars to be sent out to you by post

or

if you intend to offer for the property, please contact:

Estates on 01620 827330 or email: estates@eastlothian.gov.uk with your details to obtain Particulars and/or an offer envelope.

VIEWING

By prior arrangement with Estates.

These particulars do not form part of any contract and the Council shall not be legally bound by any statement contained herein. None of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

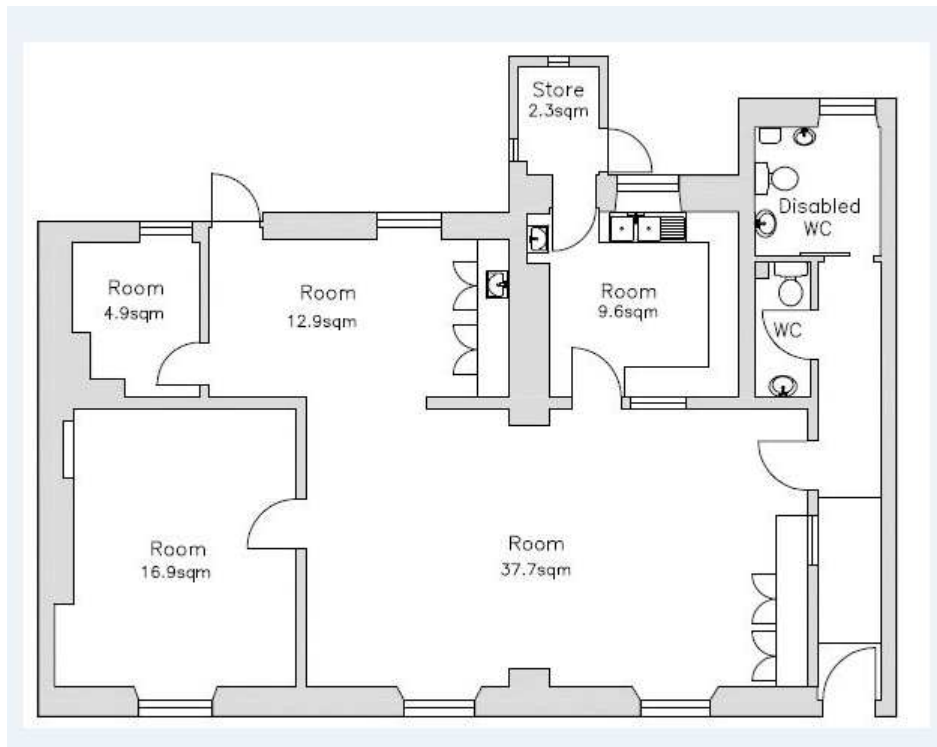
CONDITIONS OF SALE

1. The property will be sold as possessed by the Council and subject to all conditions and/or restrictions affecting it, whether or not contained in the title deeds. Any conveyance by the Council shall contain such reservations, burdens and conditions as the Council may consider necessary for the protection of the Council's interest.
2. Offers conditional upon gaining planning consent will be considered, but in the event of similar bids being received preference may be given to offers not conditional on planning.
3. The purchase price will be paid in full at a date to be agreed subject to the following:
 - (a) A deposit of 10% of the purchase price shall be paid to the Council immediately on conclusion of formal missives, with the balance of the purchase price payable at the date of entry.
 - (b) Interest at 4% above the Royal Bank of Scotland base rate will be chargeable on the balance of the purchase price from the date of entry until paid.
4. The purchasers shall become liable for any statutory notices issued after the date of conclusion of missives.
5. Any offer submitted should also include information on the proposed use intended for the property together with details of any planning and/or other consents required. This information should be as detailed as possible and include plans, specifications etc, where appropriate.
6. Prospective purchasers should also submit with their offer, information sufficient to allow the Council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a partnership, then the directors or partners must be named.
7. Offers are invited on the basis that full vacant possession is available to the property.
8. The purchase price is exclusive of VAT.
9. The Council may include a clawback for future residential planning consent.

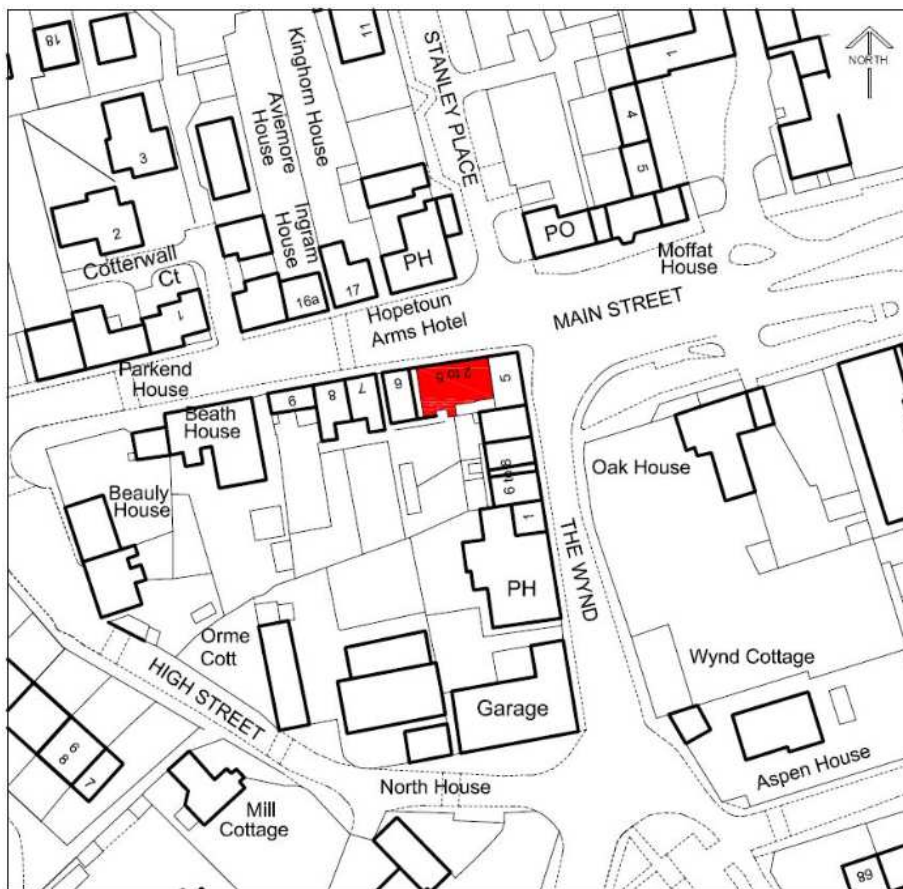
DETAILS FOR SUBMITTING OFFERS

1. Offers over £65,000 are invited.
2. The closing date for offers has not yet been set. All interested parties who have expressed an interest will be notified of the closing date once set. Offers should be open for acceptance for a period of 6 weeks after the closing date. This is to allow for consideration of all offers received and to accommodate the Council's committee reporting procedures.
3. All offers must be made in the appropriate offer envelope and the name and address of the offerer should be written on the back. Any additional material for submission must be suitably sealed, labelled and attached to the offer envelope. An offer envelope can be obtained from Rhonda King, Tel: 01620 827330, or email: estates@eastlothian.gov.uk.
4. Only self-evidencing offers in standard legal form will be considered for acceptance by the Council.
5. **Offers received by fax will not be accepted.**
6. The Council is not bound to accept the highest or any offer.
7. Offers received after 12 Noon on the closing date will be returned unopened and will not be considered by the Council.
8. **Offers must be submitted in accordance with the above. Failure to do so will result in the offer being declared void.**
9. You are strongly recommended to seek professional advice when making an offer.

FLOOR PLAN*



LOCATION PLAN*



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* Plans not to scale

Energy Performance Certificate

Non-Domestic buildings and buildings other than dwellings

Scotland

PRIMROSE DAY CENTRE, 2 MAIN STREET, ORMISTON, TRANENT EH35 5HT

Date of assessment: 15 November 2018

Date of certificate: 12 December 2018

Total conditioned area: 103.36m²

Primary energy indicator: 746 kWh/m²/yr

Reference Number: 9290-9792-0630-5296-1803

Building type: Community/Day Centre

Assessment Software: EPCgen, v5.3.a.0

Approved Organisation: Elmhurst Energy

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Current

127

Potential

51

Very Poor

Approximate Energy Use:

279 kWh per m² per year

Approximate Carbon Dioxide Emissions:

126.71 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

21

B

Recommendations for the cost-effective improvement of energy performance

1. Replace the current tungsten and halogen lighting with new energy efficient LED lighting.
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
3. Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



The Green Deal may allow you to make your building warmer and cheaper to run at no upfront capital cost. See your Recommendations Report for more details.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

DEVELOPMENT GUIDELINES

2 Main Street Ormiston (former Primrose Day Centre)

1. INTRODUCTION

The property at 2 Main Street in Ormiston is a ground floor property in an early 19th Century building. It does not have ground to the rear. The property is not a listed building but is attached to a category C listed building at 5 The Wynd, Ormiston.

The stone built property is part of a terrace of similar buildings. Its upper floors are in residential use. It has a natural slate roof of Scotch slates with cast iron rainwater goods and stone built chimneys. Windows are timber sash and case windows of a two over two style and there are two doors on the Main Street, one a traditional style panelled door and the other a later plain timber door.



2. HERITAGE CONSTRAINTS

The property lies within Ormiston Conservation Area. It is not a listed building but is attached to another listed building on its east side. Policy CH2 of the emerging Local Plan holds significant weight and requires all development proposals within a conservation area to preserve or enhance the special architectural or historic character or appearance of the conservation area. The building must be retained as it makes a positive contribution to the conservation area. Any proposals to alter the building must preserve or enhance the conservation area. The design and materials of any proposed alterations or extensions should be of high quality and reflect the character and appearance of the building and this part of the conservation area. Work to the building that would enhance the conservation area would include:

- Restoration of window astragals to give consistent appearance to timber sash and case windows
- Repointing stonework in carefully applied lime mortar
- Provision of matching doors which should be timber doors with recessed panels. The east most door to Main Street is no longer used as a door and can remain in situ as it is. If necessary, it could be reused or built up but any build up must be in matching natural sandstone laid to match the rest of the building.
- Removal of the external alarm box, or its relocation to a less visible location or painting out to match the stonework.
- Removal of paint from window bands, or if not possible their repainting in a colour that tones with the stonework to be agreed in advance with ELC Planning Service

All alterations that would affect the external appearance of the property will require planning permission.

3. USE OF THE BUILDING

The property lies within the defined Ormiston local centre and is subject to Policy ENV2 of the adopted East Lothian Local Plan 2008. This policy permits a range of uses associated with a town centre including commercial use such as retail, office use, leisure and recreational use. Up-dated policy is contained in the emerging Local Plan, Policy TC2 applies. This allows for retail, business and office use, restaurants, leisure and entertainment. Policy TC2 states that changes of use from a ground floor town or local centre use to residential use will only be permitted where there is evidence that the premises is no longer viable as a town or local centre use (this will mean an applicant providing evidence of a formal marketing campaign for town centre uses at a reasonable price for a minimum of 6 months).

All uses would be subject to detailed consultation with the Council's Service Manager for Protected Services if appropriate.

If a commercial use is proposed any signage will require advertisement consent in advance. An office will be expected to have a small metal nameplate adjacent to the door and the existing projecting sign can be reused. A fascia board will not be permitted. Adverts in the form of neat lettering on window blinds may be possible as an alternative.

4. OTHER CONSIDERATIONS

The site does not have any risk of flooding.

5. ENQUIRIES

Any proposals for changes to the building can be discussed with the Council's Duty Planner service (Tuesday & Thursday 9.00am to 1.00 pm – 01620 827216) or by written enquiry to Planning Service, East Lothian Council, John Muir House, Haddington, EH41 3HA.

**Policy & Projects
ELC Planning Service
March 2018**