12-12

MAJOR DEVELOPMENT OPPORTUNITY

1212 Edinburgh Road / Glasgow / G33 4EJ

Knight Frank
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12 12 EDINBURGH ROAD

- Major development opportunity
- 1212 Edinburgh Road, Glasgow, G33 4EJ
- Total site area of approximately 8.97 acres (3.63 hectares)
- Adjacent to established residential development
- 4 commercial buildings totalling approximately 51,155 sq ft (4,752 sq m)
- Excellent access to A8/M8/M74/M73
- Prominent roadside access from A8
- Attractive Development Site, suitable for a variety of uses (Subject to Planning)

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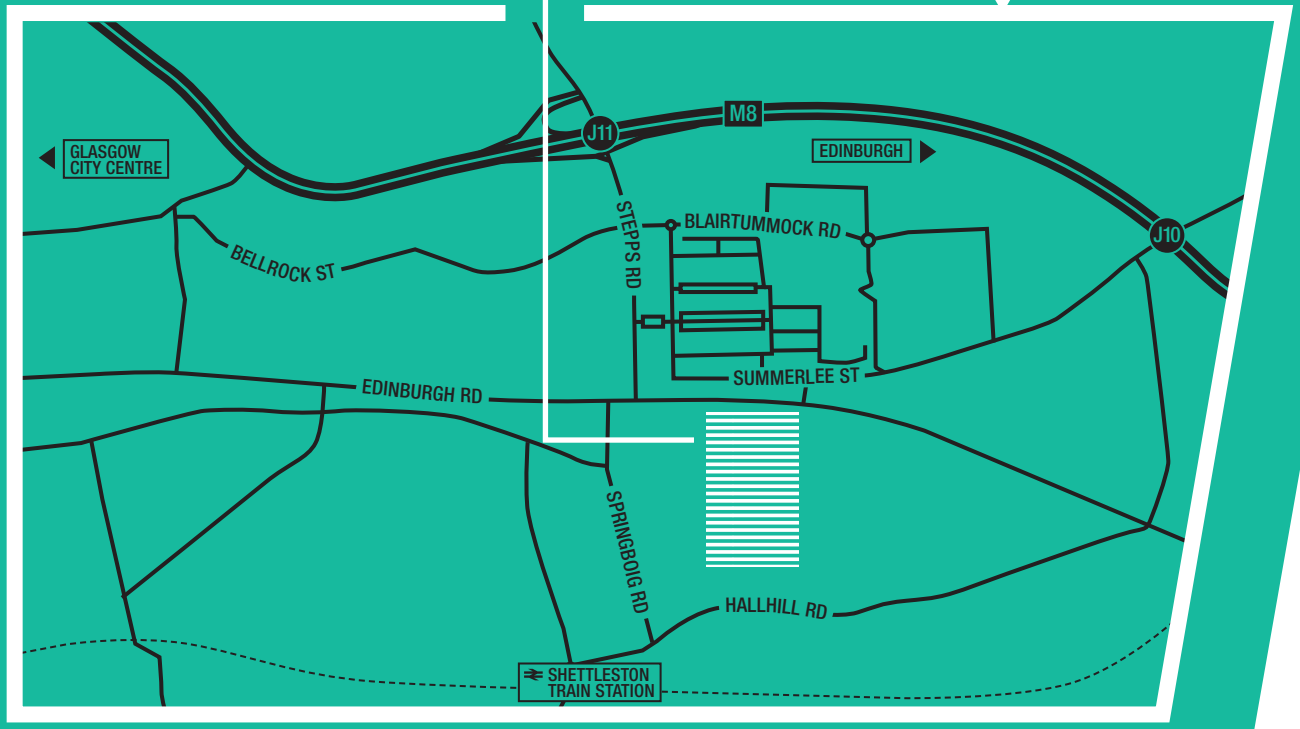

SUMMARY

The site offers a unique opportunity to purchase a redevelopment site suitable for a variety of uses, subject to receipt of the necessary statutory consents.

LOCATION

The subject site is situated approximately 4 miles east of Glasgow City Centre, ideally positioned on the A8 Edinburgh Road, one of the main arterial routes of Glasgow. The site is served by excellent local bus services, two railway stations and access to both the M8 and M73 and M74 motorway networks.

The site is situated on the south side of Edinburgh Road (A8), indicated on the location plan. Queenslie Industrial Estate lies to the north side of Edinburgh Road, the immediate surrounding area is one of mainly residential use.

DESCRIPTION

The site extends to approximately 8.97 acres (3.63 hectares) and comprises a series of interconnecting single and double storey buildings at the north side of the site. To the west of the main building lies two detached residential style properties, to the south lies a horticultural building.

The site is broadly rectangular on plan, with access points at the north west and north east corners, direct from Edinburgh Road.

The site is currently configured to accommodate the main buildings on the upper terrace with the lower terrace configured as yard/outdoor space. The western boundary comprises mature woodland, the eastern boundary is established residential.

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PLANNING

The site is covered by policy CDP1: Place Making Principle & CDP2: Sustainable Spatial Strategy, contained within the Glasgow City Development Plan adopted on the 29th of March 2017.

Prior to this, the site was covered by Glasgow City Plan 2, adopted December 2009 under which it was covered by Development Policy Principle Dev 2 -Residential and Supporting Uses.

Interested parties should seek further information from Glasgow City Council.

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PRICE

The vendor is seeking offers for their heritable interest, exclusive of VAT. Interested parties should register their interest in writing to the sole selling agents in order to be advised of any closing dates which may be set for receipt of offers.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the purchaser being responsible for any registration fees and land and building transaction tax.

PURCHASERS PACK

A purchasers pack of information has been assembled to assist interested parties, including the following information;

- Title documents
- Title plan
- Location plan – Accurate boundary plan
- Technical Reports – Asbestos Survey Report / Invasive Plants Report / Energy Performance Certificate

The pack will be issued to genuinely interested parties on request and registration of interest to the sole selling agents. Interested parties should carry out their own due diligence in respect of site conditions and potential abnormal costs.

VIEWING & FURTHER INFORMATION

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