



## DEVELOPMENT OPPORTUNITY

LAND AT HAMILTON ROAD/LONDON ROAD, MOUNT VERNON, GLASGOW, G32 9QN

savills



Savills is delighted to bring to the market an opportunity to acquire land suitable for development at Hamilton Road, Mount Vernon.

## LOCATION

The site is located within the suburb of Mount Vernon, a popular residential area approximately 4.5 miles to the east of Glasgow City Centre. A range of amenities can be found in locations surrounding Mount Vernon including supermarkets, the Forge Retail Park and Shopping Centre. Sandyhills Golf Club and a number of leafy parks are also located within walking distance from the site. Mount Vernon Primary School and St Joachims RC Primary School are both less than a mile from the site and various High Schools are located a short drive away in neighbouring suburbs.

The site is well located for access to public transport due to its prominence from both Hamilton Road and London Road. Carmyle train station is located approximately 0.5 miles from London Road to the south of the site and Mount Vernon train station is approximately 0.6 miles from Hamilton Road to the north. Both provide regular services into Glasgow city centre, Motherwell and Whifflet. Local bus services to Glasgow, Hamilton and Carluke be accessed from Hamilton Road. The site also has good access to the local road network which includes the M74, M73 and M8.

## DESCRIPTION

The site extends to approximately 16.38 acres (6.63 Ha) and is roughly rectangular in shape. It is located near to residential areas being bounded to the north and east by residential dwellings, Wickes DIY store and Motorpoint Glasgow to the west and an industrial area comprising mainly storage units lies to the south of London Road.

The site is mainly level with a slope down from Hamilton Road. Access can be taken from either Hamilton Road or London Road although access from the existing service road off Hamilton Road is not permitted.

## PLANNING

The site is allocated for Other Retail and Commercial use in the current City Plan 2 for Glasgow. Residential uses lie in close proximity to the site and whilst the site has no designation for such, offers for residential will be considered. To that end our client's architect has drawn up an indicative layout demonstrating that the site could accommodate a development of 180 residential units, subject to planning and necessary consents.

Interested parties should enter into their own discussions regarding planning with the Glasgow City Planning Department.

## TECHNICAL

The following package of technical information is available from the Selling Agents on request:

- Topographical Survey
- Architects Layouts
- Cut and Fill Summary
- Site Constraints Report
- Scottish Water Records

## OFFERS

Our clients are inviting offers for the heritable interests in the subject. Offers should be made in Scottish legal form. It is likely a closing date will be set for receipt of offers. Therefore, interested parties are advised to indicate their interest to the Selling Agents by email or in writing, to ensure they are kept advised of any closing date which may be set.

Please note that our client is under no obligation to accept the highest or any offer made.

## VIEWING

Strictly by appointment with Savills.

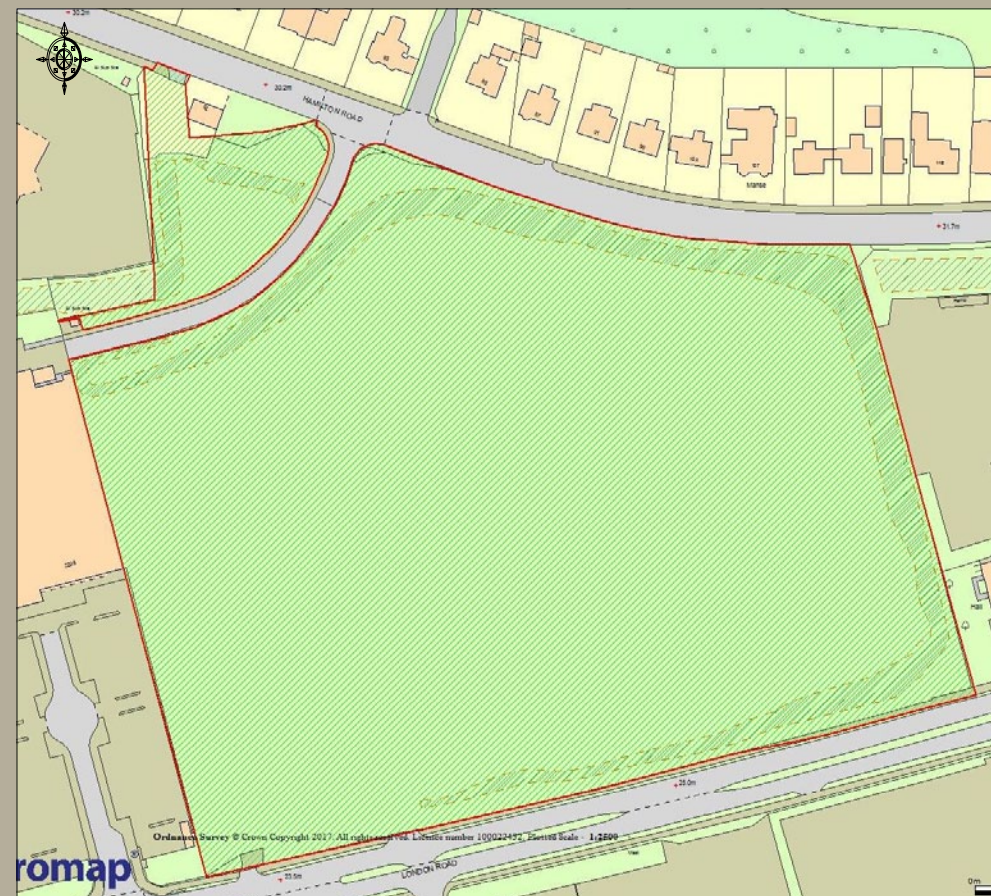








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