



FOR SALE

PRIME RESIDENTIAL DEVELOPMENT SITE

EXTENDING TO 23 HECTARES (58 ACRES)
FORMER STONEYETTS HOSPITAL, MOODIESBURN G69 0JG

On behalf of NHS Greater Glasgow and Clyde, we have pleasure in presenting a prime residential opportunity to the market.

Location

The site is situated within Moodiesburn, approximately 8 miles north east of Glasgow City Centre and sits adjacent to the existing settlement and the M80. Access is via Gartferry Road and there is excellent access to the M80 and M73 in under 1 mile. The site has been cleared of the former hospital buildings and is ready to accommodate development.

Description

The size and shape of the site offers the opportunity to create a phased development of quality residences set within an established landscape framework. There is mature woodland on sections of the site and open views to the Campsies beyond.

The extent of the subjects are as marked on the adjoining plan with the proposed access point marked.

Site Area

We understand the total site area extends to 23 hectares (58 acres) or thereby.

Planning

The subject site is allocated in the North Lanarkshire Council Development Plan (Adopted 2011) (NLC LDP) for housing development (Policy HCF2 promoting housing development and community facilities) (A2 sites (short term) Housing Development Additions to Housing Land supply). The NLC LDP identifies the site as having an indicative capacity of 345 units (which includes a site to the south west). The site is subject to a tree preservation order and a comprehensive survey may be viewed online.

Offers must take cognisance of all anticipated developer contributions including those related to affordable housing. Where it is not possible to provide a definitive cost, an anticipated cost should be provided.

Access

Access to the site will be through North Lanarkshire Council's land which lies to the south of the subject site and will be in accordance with the plans illustrating the access arrangements (SWECO).

Offers/Development Proposals

An Information Memorandum document has been prepared which sets out the process and timing to which developers must adhere when bidding for the site. This document may be viewed/downloaded via the web link.

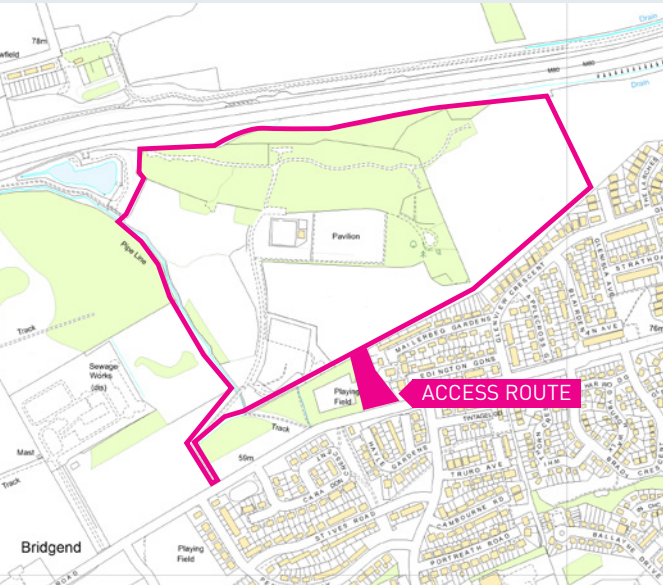
The sale will be subject to clawback and overage provisions in accordance with the Yellow Book.

Development proposals must take into account the Masterplan (refer to website) and also the existing bowling club and provide detailed proposals for the retention or relocation of the latter.

Programme

Our client requires interested parties to adhere to the following programme:

Marketing commences		December 2016
Registered interest		ASAP
Closing date for proposals	13 weeks from marketing commencement	
Evaluation of submitted bids, shortlisting of bidders and interviews if necessary. Recommendation & appointment of preferred bidder	2 weeks	March 2017
Submission of PAN	2 weeks	February 2017
Agreement of detailed Heads of Terms	4 weeks	March/April 2017
Offer to sell issued	1 week	April 2017
Missives concluded	6 weeks	June 2017
Detailed planning process commences by appointed developer	1 week	June 2017



Value Added Tax/Land And Buildings Transaction Tax

As otherwise stated, all prices, premiums are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves as to the incidence of VAT in respect of any purchase. The purchaser will be responsible for any Land and Buildings Transaction Tax, Recording Dues and Copy Extracts that are applicable for any transaction.

Viewing/Further Information

The Information Memorandum and commissioned reports in respect of the site are available for inspection and / or downloading at the following Web link:

<http://www.ryden.co.uk/search/property/3647>

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Residential Land & Development

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