

# FOR SALE

## RESIDENTIAL DEVELOPMENT SITE

(Subject to planning)



## Development Opportunity (subject to planning) Parkhouse Road, Darnley, Glasgow, G53 7RR

- ▲ Approx. 23.5 Acre site fronting the north of B773, Darnley Road
- ▲ Convenient commuter location – approx. 7.5 miles south west of Glasgow city centre
- ▲ Excellent location: located between Darnley and Barrhead
- ▲ Easy access to M77 via Junction 3
- ▲ Suitable for residential development (subject to planning)
- ▲ Offers are invited for our client's interest

**Shepherd Chartered Surveyors**

5th Floor, 80 St Vincent Street, Glasgow, G2 5UB

[www.shepherd.co.uk](http://www.shepherd.co.uk)

## LOCATION

Darnley is located to the south west of Glasgow and is accessed via the A727 to the west of Arden. The widening of the A736 to dual carriageway status in 1983 heralded the development of the Nitshill corridor as a light industrial and retail location. Darnley Trading Estate and large retail outlets are clustered around the southward extension of Junction 3 of the M77. Occupiers include Sainsbury's supermarket and petrol station, B&Q, Carphone Warehouse, McDonald's, Domino's Pizza, KFC and the newly opened "Marston's".

Barrhead which lies a short distance to the west of the site, also offers a reasonable range of facilities within the town centre.

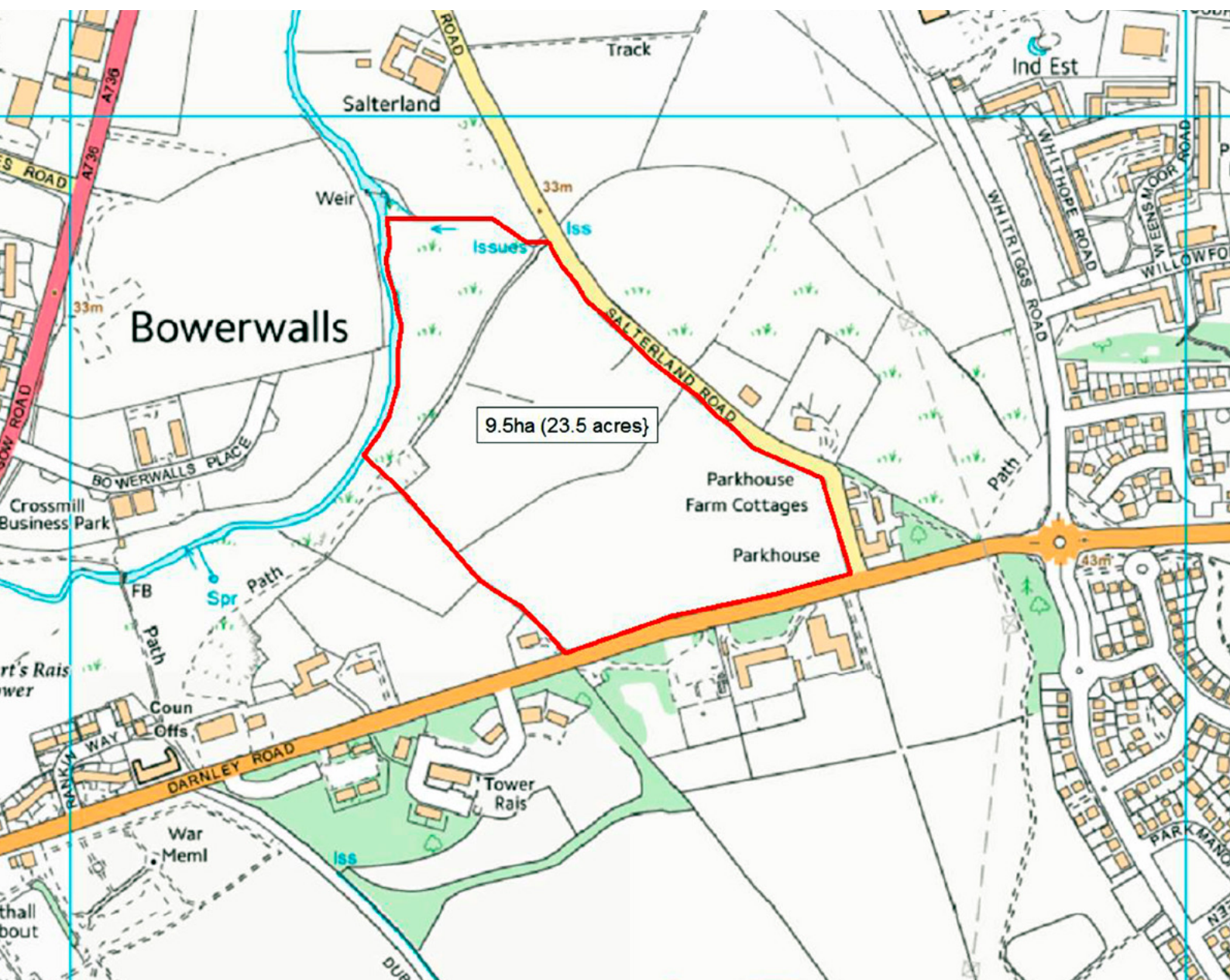
Located a short distance from Junction 3 of the M77 motorway network, this rare development opportunity occupies a semi-rural location fronting the north side of the B773 Darnley Road. The site is bound to the east by Salterland Road, whilst the Levern Water runs to the north west boundary.

The B773 Darnley Road which runs along the front elevation of the site, is a busy thoroughfare linking Darnley with Barrhead and provides excellent communication links to all local amenities. Over the years, a number of developments have taken place within the immediate vicinity to include Stewart Milne, Bryant and Persimmon a short distance to the east. More recently, additional "mixed use" development is ongoing at the nearby 35 acre "Darnley Mains" site .

## DESCRIPTION

The site offers an excellent development opportunity (subject to planning) and comprises a Greenfield site offering extended views over the countryside. From information provided, we calculate the site to extend to approximately 9.5 hectares (23.5 acres) or thereby.

The site itself is directly adjacent to the Parkhouse Manor Care Home with clear identifiable boundaries having a gradual downwards slope from south to north.



Site boundaries generally comprise hedgerow and mature trees, particularly to the north-east boundaries.

Salterland Road leads directly off the main B773 Darnley Road and it is assumed provides direct access into the site.

## METHOD OF SALE

The heritable interest (freehold) in the property is offered for sale.

Interested parties should register their interest in writing to the sole selling agents, J&E Shepherd Chartered Surveyors to ensure that they are kept informed of any closing date set and to receive further information.

Interviews for shortlisted parties may be undertaken if further information is required and the vendors reserve the right to request overage/clawback provisions.

The vendors also reserve the right to sell the land without reference to any other party.

Each party will be liable for their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

## TITLE PLAN

Title documentation can be provided to interested parties upon written request.

## VIEWING

Viewing can be undertaken from Darnley Road/Salterland Road at the viewer's own risk. To access the site, please contact the sole selling agents.

## PLANNING

The site is currently zoned as Green Belt space within the Glasgow City Council Local Development Plan. However, an opportunity exists for a developer to promote the site through planning at the next local plan review.

All enquiries regarding planning permissions should be directed to Glasgow City Council Planning Department on 0141 287 2000.



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## VIEWING & FURTHER INFORMATION

Enquiries should be directed to:

### Shepherd Chartered Surveyors

5th Floor  
80 St Vincent Street  
Glasgow, G2 5UB

Tel: 0141 331 2807  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

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