



# CARRICKSTONE

**CARRICKSTONE, CUMBERNAULD, G68 OHN**

DEVELOPMENT OPPORTUNITY - 0.54 acres (0.22 hectares)  
SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING





## THE OPPORTUNITY

- **Prime neighbourhood convenience opportunity (subject to planning).**
- **Highly prominent site located on major arterial route**

## LOCATION

The site is located at Carrickstone in Cumbernauld. Cumbernauld is one of the largest towns within the local authority of North Lanarkshire and is one of Scotland's six 'New Towns' created in 1956.

Cumbernauld is well situated for commuters lying approximately 15 miles north west of Glasgow City Centre, approximately 16 miles south of Stirling and approximately 40 miles west of Edinburgh City Centre.

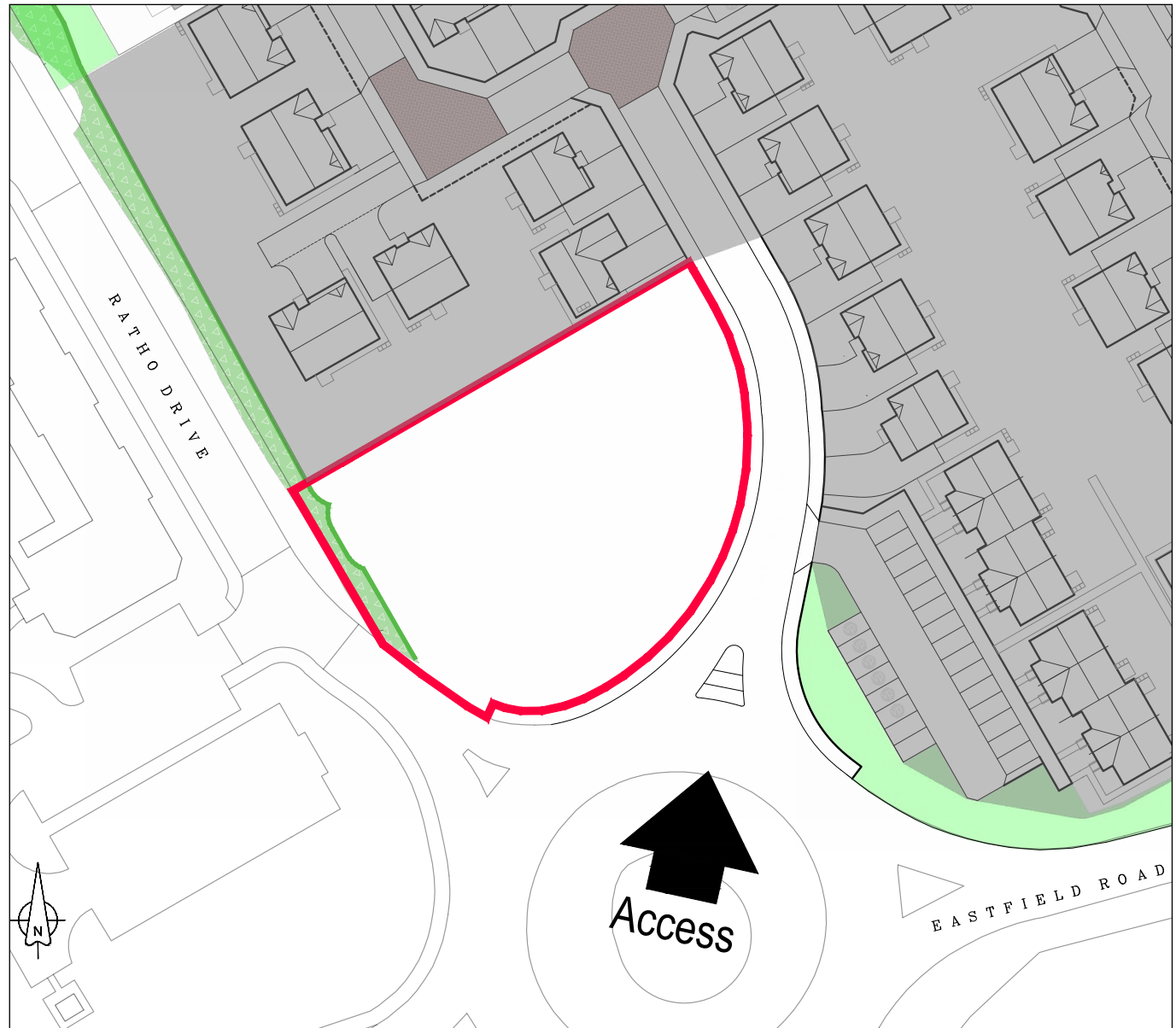
The site is in the Carrickstone area of the town on the north side of the M80 motorway. It's a predominantly residential area having been built out over the last 20 years. The development site within which the subjects are located is the last site to be developed within this area having previously been held as a potential site for economic development. The houses within the locale are generally private for sale with some social housing on the opposite side of Eastfield Road.

There is no convenience / neighbourhood provision within 500 meters of the site. The closest retail destination is the Craigmarloch Tesco Superstore which is approximately 1.5 miles (2.4 km) from the site. The Craigmarloch Lodge public house/restaurant lies adjacent.

Croy Station which lies approximately 2.5 miles from the subjects, provides regular direct rail services to Glasgow, Falkirk, Stirling, Aberdeen and Edinburgh.

Cumbernauld and St Andrew's Primary Schools joint campus is a short walk from the site.

Dullatur Golf Course and Tennis Club are situated closeby as is Westerwood Hotel and Leisure Club which also has a golf course as part of its offer.



## DESCRIPTION

The subjects, which extend to approximately 0.54 acres (0.22 Ha), sit within a larger residential development of 219 units which is being developed by Bellway Homes and CALA Homes and is nearing completion. The development will consist of a mix of 3, 4 and 5 bedroom villas. The site to be sold is accessed off a roundabout on the Junction of Eastfield Road and Ratho Drive, Eastfield Road being the main distributor road which links the residential communities of Westerwood, Carrickstone and Craigmarloch.

The site is generally level and is located directly off the access roundabout as you enter the site. It is bound by two storey houses on its north western boundary and by Ratho Drive on its south western side. Ratho Drive is the road off the roundabout which serves the adjacent Carrickstone House Care Home and a historical housing development by Barratt Homes.



Indicative CGI Images prepared by George Buchanan Architects ([www.georgebuchananarchitects.com](http://www.georgebuchananarchitects.com))

## PLANNING

The whole site was covered by planning permission in principle for residential development and a neighbourhood hub (with formation of access road). Subsequently the residential areas received detailed planning consent.

A copy of this is available upon request.

Interested parties should contact North Lanarkshire Council planning department for further information.

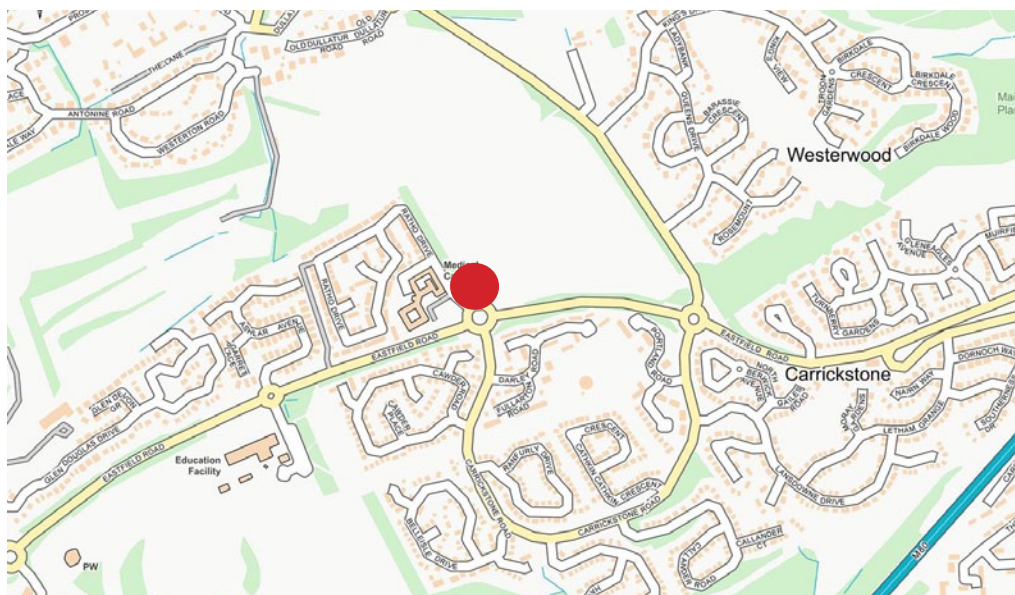
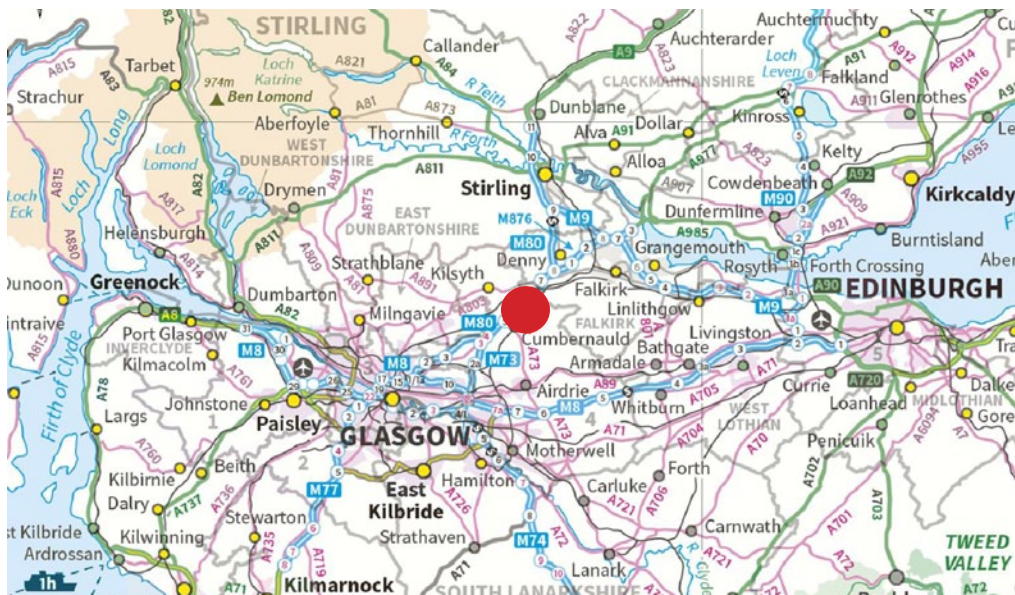
## TECHNICAL INFORMATION

Access to a detailed suite of technical data is available via the joint agents.



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## VIEWING

The site is open for inspection at the viewer's liability.

## OFFERS

We are inviting offers for the heritable interest in the site on behalf of the owners of the land, CALA Homes and Bellway Homes. Due to the initial level of interest in this site we expect that a closing date will be set for the receipt of offers. Parties should note their interest at an early stage in this respect.

## CONTACT

For further information please contact either of the selling agents

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