

BERRYHILL VILLAGE

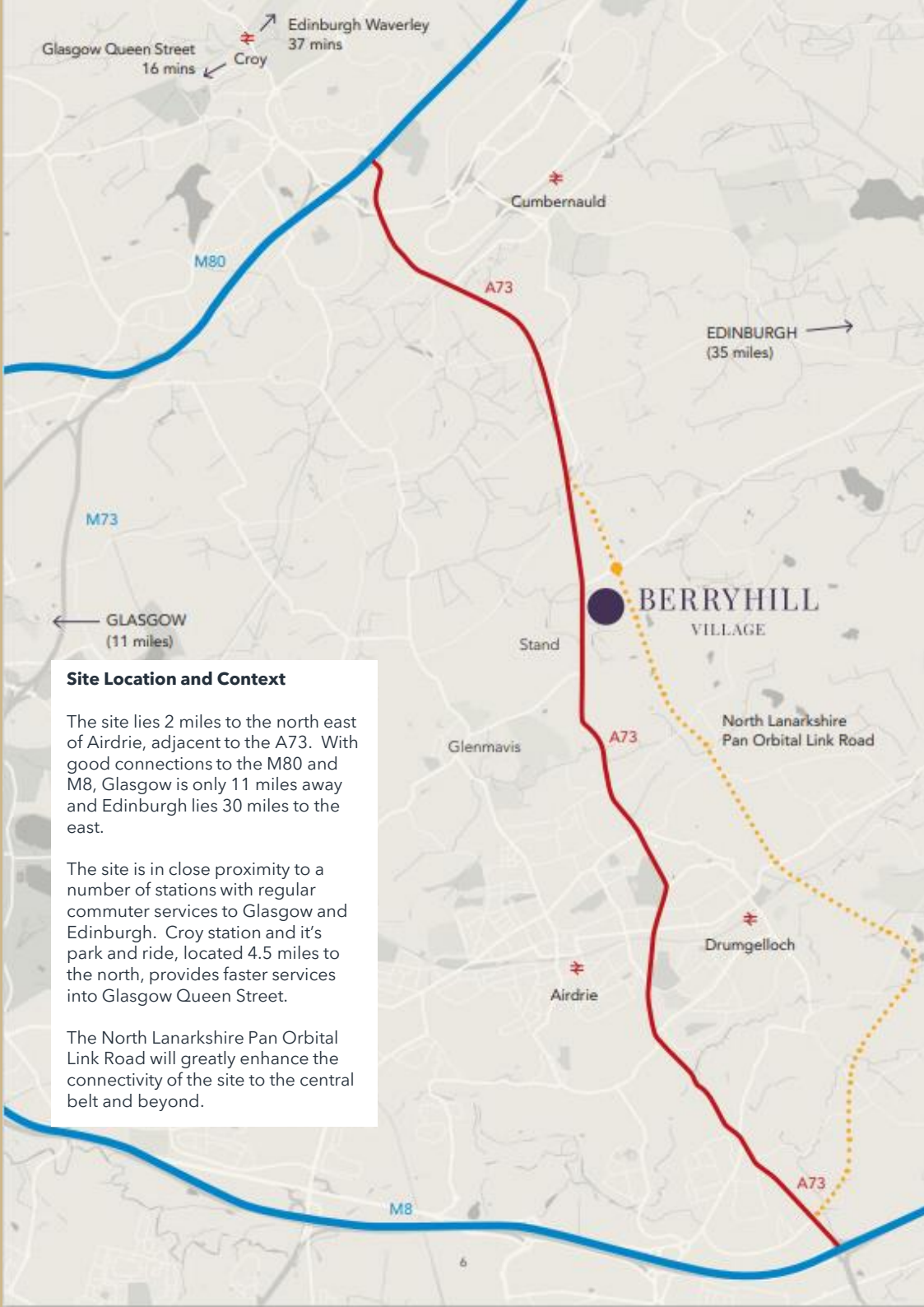


- Outstanding residential development opportunity
- Berryhill village (36.5ha) is 'development ready' and forms the first phase of a larger strategic masterplan (574ha held under a single ownership)
- Excellent connectivity within the Central Belt: Glasgow - 11 miles / Edinburgh - 30 miles
- Planning Permission In Principle Secured
- Core Infrastructure delivered by the landowner
- First projected House Sale - Q4 2022

FOR SALE

RESIDENTIAL DEVELOPMENT PLOTS

BERRYHILL VILLAGE

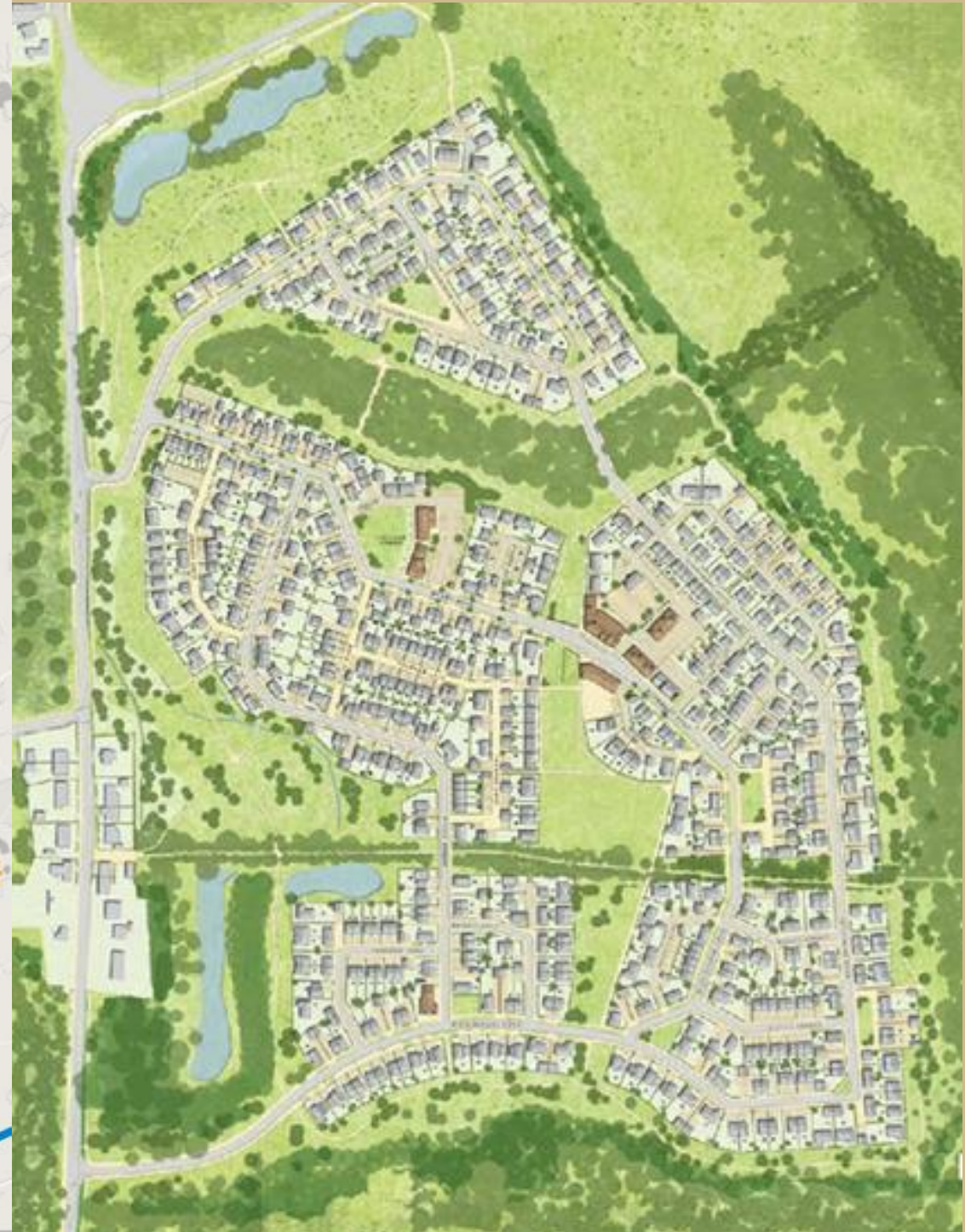


Site Location and Context

The site lies 2 miles to the north east of Airdrie, adjacent to the A73. With good connections to the M80 and M8, Glasgow is only 11 miles away and Edinburgh lies 30 miles to the east.

The site is in close proximity to a number of stations with regular commuter services to Glasgow and Edinburgh. Croy station and its park and ride, located 4.5 miles to the north, provides faster services into Glasgow Queen Street.

The North Lanarkshire Pan Orbital Link Road will greatly enhance the connectivity of the site to the central belt and beyond.

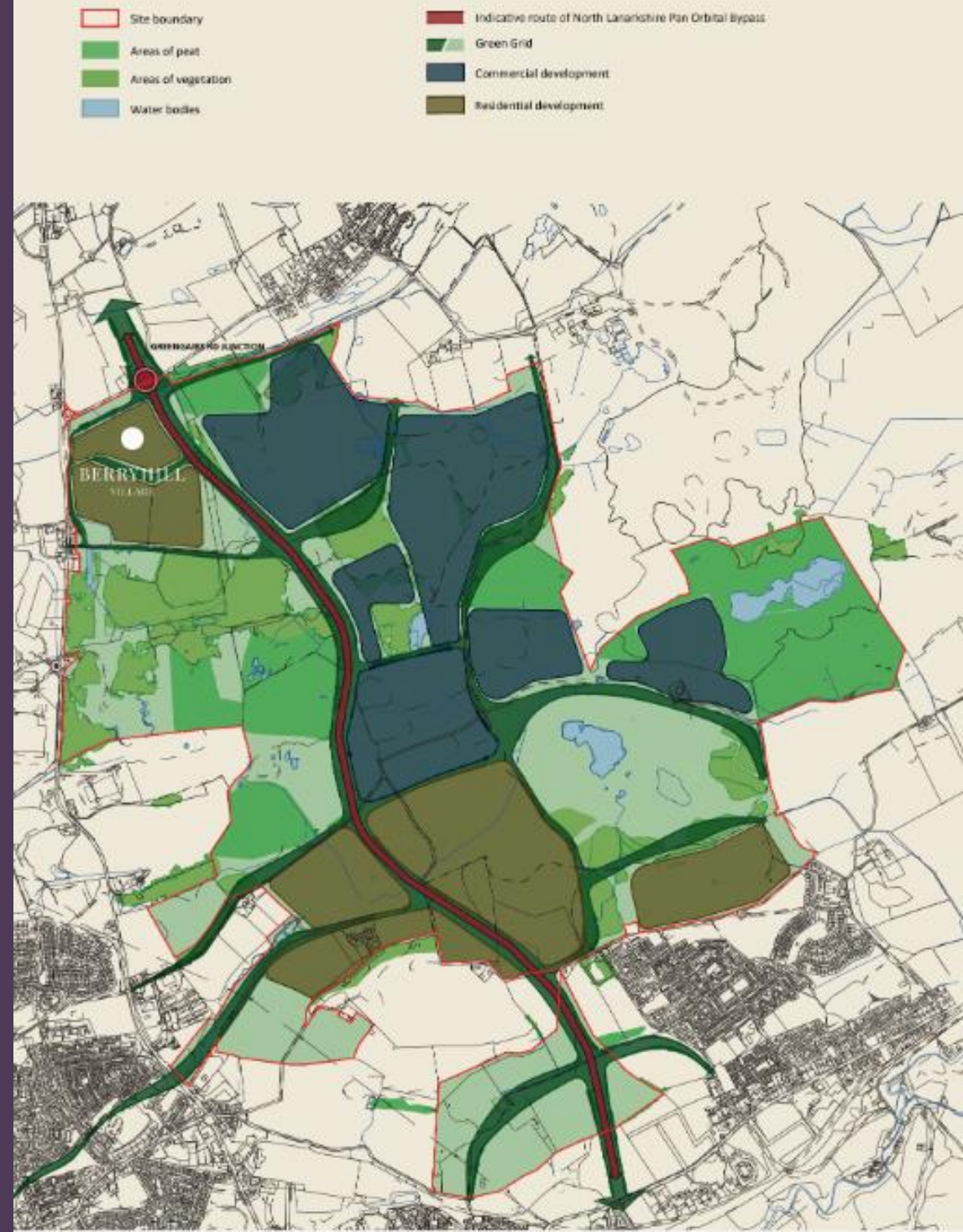


VISION

Berryhill will be an exclusive new village in Lanarkshire, boasting generous greenspace for its residents and fantastic views of the Campsie Fells. Thoughtfully designed greens and a café, shops and business premises will bring the village to life. Berryhill will have all the advantages of rural living with excellent connections to Glasgow and Edinburgh.

Berryhill is being promoted by Albert Bartlett Properties, the delivery vehicle for Albert Bartlett. The new village is just the first phase of the exciting transformation of a much larger site east of the A73. The overall masterplan will be a network of residential communities and employment hubs all set within a generous green backcloth.

By the end of 2022, we expect to see the first house sales at Berryhill. The development will set the tone for the wider site which will be phased over the next 15 years. The arrival of the North Lanarkshire Pan Orbital Link Road in 2026 will further enhance the connectivity of the wider site and make it a highly sought location to live and do business in.



TOWN PLANNING

The Planning Permission in Principle was approved on the 25th September 2020 subject to a S75 Legal Agreement. The S75 Legal Agreement concerns only education contributions which will be paid by Albert Bartlett Properties. These should be excluded from your Form of Offer.

Planning Reference Number - [18/01785/PPP](#)

DELIVERY STRATEGY

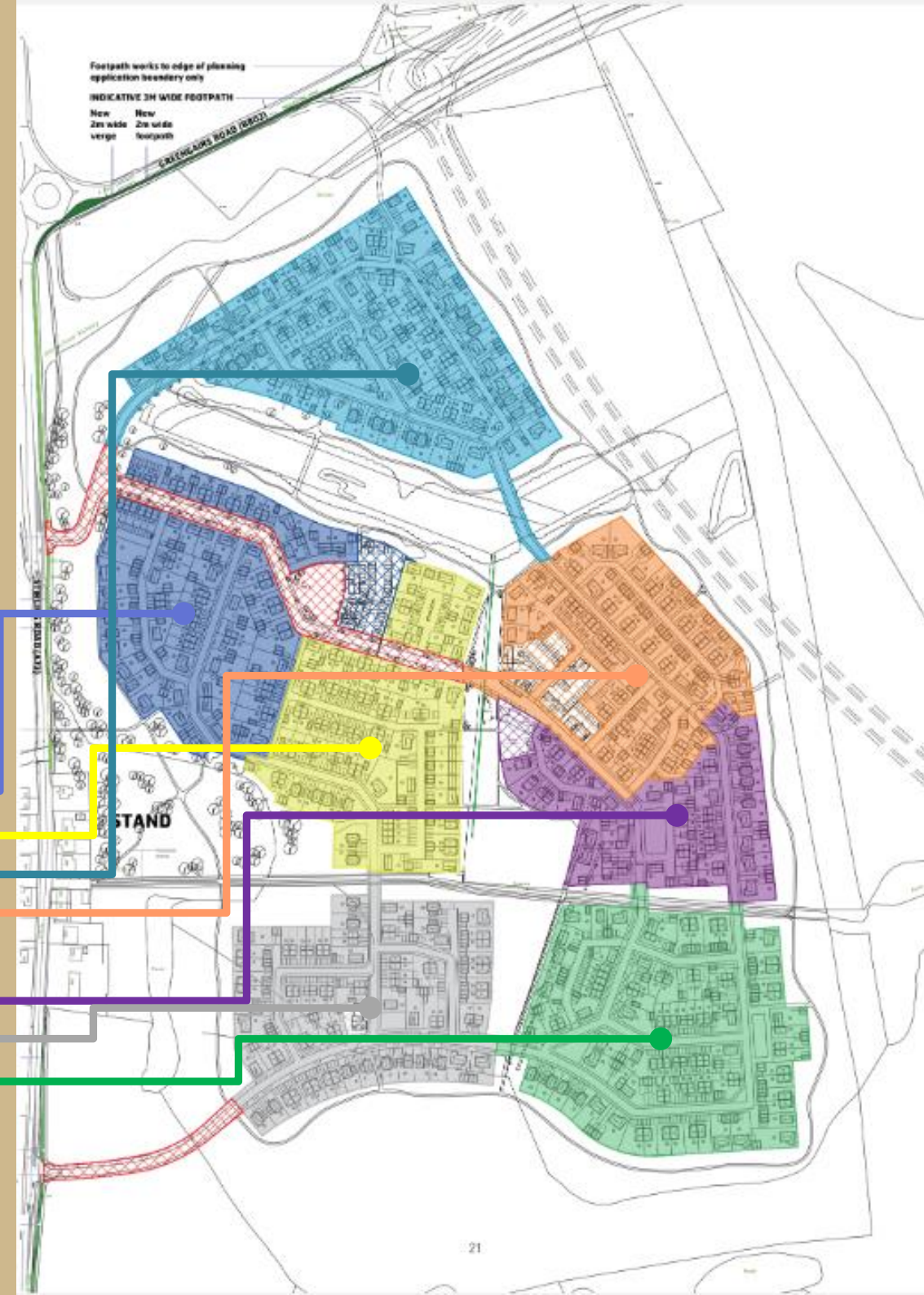
The landowner intends to implement at its own cost the enabling infrastructure required to make the land available for development and resolve stabilisation issues around historic mining. More detail on the land release strategy is available in the **'Information for Housebuilders'** pack.

PHASING

The village comprises the following approximate number of dwellings across the phases as shown on drawing 1018 - NW - 104A

Phase	Sub-Phase	Number of Dwellings		Commercial Floorspace
		Houses	Apartments	
Phase 1	A	76	2	394m ²
	B	78	-	-
	C	80	-	-
Phase 2	A	76	10	680m ²
Further phases are available but would be subject to the development of a second access after 300 units.				
Phase 2	B	45	-	816m ²
Phase 3	N/A	78	-	180m ²
Phase 4	N/A	92	-	-
Subtotal		525	12	
Total		537		2,070m ²

- NB:
1. Bids may be put forward for alternative densities for each phase;
 2. Commercial floorspace located within Phase 2 is likely to come forward no earlier than Phase 3;
 3. All apartments are located above commercial buildings.



COMMERCIAL

The village Green will be overlooked by two key business premises and are likely to include a gelato / café and potentially a public house / micro brewery which together, will form the beating heart of the community and cement Berryhill as distinct from its competitor sites.

The gelato / café will be aligned to local heritage business, 'Capocci Man' which was established in 1926 and is now owned by Albert Bartlett.



The presence of a proposed café in the early phase of development will provide a high quality destination for people within the surrounding areas and increase awareness of the wider development. It is also proposed that there will be a central retail core and employment hub serving the village. The mixed commercial area totals 2,070 m² GIA and includes a supermarket, a private nursery and other commercial units.



DATA ROOM

A dedicated website www.berryhillvillage.com and secure dataroom has been created for the sharing of additional technical data.

To access the secure dataroom, seriously interested parties must confirm their interest in writing to the sole selling agent at: s.barnett@shepherd.co.uk.

Data Room Contents:

- A. Masterplan Drawing Pack
- B. Planning Permission and Section 75 Legal Agreement
- C. Planning Application Pack
- D. Technical Reports
 - > Grouting Summary & proposed Remedial Actions
 - > Great Crested Newt Species Protection Plan
 - > Tree Survey & Arboriculture Report
 - > Site Investigation Interpretive Report - January 2021
 - > Water Vole Mitigation Report
- E. Landscape Specification
- F. Street Naming
- G. Pub & Restaurant Drawings
- H. Design Code

FORM OF OFFER

The Vendor's preference is for a sale of the Heritable interest (Scottish equivalent to English Freehold) in the site. Offers for the whole, multiple, or individual phases will be considered.

Offers must be submitted to enquiries@berryhillvillage.com by **12 noon on 31st August 2021**.

CONTACT

For further information and to obtain a copy of the '**Information for Housebuilders**' pack, please contact the sole selling agent:

Steven W Barnett BLE FRICS

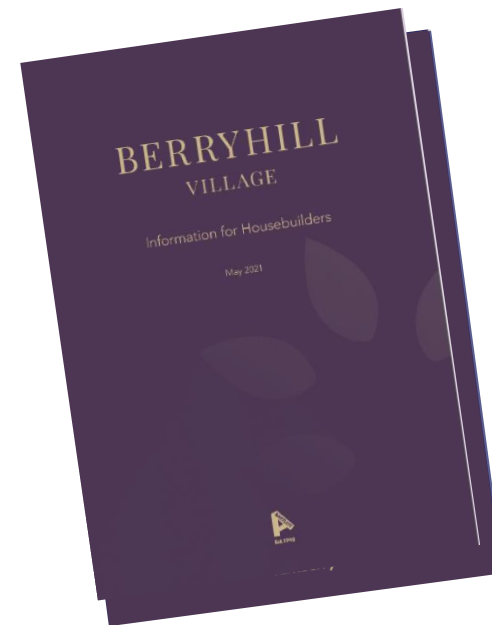
Shepherd Chartered Surveyors

E: s.barnett@shepherd.co.uk

T: 0141 331 2807

M: 07720 466 018

W: www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

PUBLICATION: MAY 2021