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Promap
LANDMARK INFORMATION

FOR SALE

Development Opportunity Camlachie Street, Glasgow G31

- Residential / Commercial Development Opportunity
- Existing residential planning consent for 78 flats
- Opposite Forge Retail Park
- Improving Urban Area
- Excellent Road Network & Public Transport Links
- 1.06 hectares (2.62 acres)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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CITY OVERVIEW

This development opportunity is located in the city of Glasgow, the economic hub of Scotland with a population of 630,000 and in excess of 1.675 million within the wider metro area. Scotland's capital city, Edinburgh, lies 40 miles to the east, the two cities connected by enviable road, rail and bus links.

The M8 motorway, which travels through the city, provides access to Edinburgh and the north with the M74, which flanks the southeast of the city centre, providing links to the south. The city has excellent local and national rail/bus links with Glasgow International Airport only 8 miles to the west of the city centre providing connections to destinations throughout Europe and the rest of the world.

The city is the principal economic centre of the Scottish economy. It has for many years delivered a strong track record in attracting inward investment providing an enviable mix of business, productivity, innovation and investment establishing one of the most diverse and forward thinking cities in Europe. The city is proud to have been awarded the best Convention Bureau in the UK, is one of the world's top Ultimate Sporting Cities and is one of the UK's largest and most successful shopping locations outside London.

LOCAL CONTEXT

The site is situated in Camlachie, a mixed residential and commercial area lying to the east of the city centre and on the western boundary of Parkhead. It is in close proximity of the former Commonwealth Games Village, Emirates Arena and Celtic Park. The Game's legacy delivered significant improvements to the area including road and public transport networks and substantial regeneration of exiting housing stock. This investment continues today through Clyde Gateway, an urban regeneration company in charge of the largest and most ambitious regeneration programme in Scotland.

DESCRIPTION

The subjects comprise an irregular shaped sloping brownfield development site extending to 1.06 hectares (2.62 acres) or thereby. It bounds a mix of residential and industrial land uses and lies opposite Forge Retail Park. Camalachie Burn, which is fully fenced, runs along the southeast boundary.

PLANNING

In April 2016, planning permission was granted on the site subject to conditions and a Section 75 agreement for a residential scheme providing 18 one bedroom and 60 two bedroom apartments with on-site car parking and amenity space. (20/01064/FUL). A copy of the Section 75 Agreement and Ground Investigation Report are available to genuinely interested parties.

Please refer to Glasgow City Council Planning Portal for further information in relation to this scheme.
<https://www.glasgow.gov.uk/onlineplanning>

PRICE

Our client is seeking offers in the region of £1.40m for their heritable interest. Preference will be given to clean offers and only those with limited suspensive conditions.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc

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