



FOR SALE
RESIDENTIAL DEVELOPMENT
OPPORTUNITY

SITE OFF
AIRDRIEHILL
STREET
AIRDRIE
NORTH
LANARKSHIRE ML6

- Residential development opportunity situated in Airdrie
- Gross site area 2.6 Ha (6.5 acres)
- Planning permission in principal for residential
- Indicative capacity 50 units
- Excellent transport links and nearby facilities



AIRDRIEHILL STREET AIRDRIE NORTH LANARKSHIRE

LOCATION

Situated in North Lanarkshire, the popular town of Airdrie is located 12 miles east of Glasgow City Centre and benefits from excellent road links. With close proximity to the A8 and M8, the town is a popular commuter location. Airdrie has its own train station providing direct services to both Glasgow (28 minutes) and Edinburgh (44 minutes) every 10 to 15 minutes.

Airdrie offers a range of shops, services and a good selection of recreational facilities. Education is available at primary school level (St Serf's Primary School and Chapelside Primary School) and secondary school level (Airdrie Academy and St Margaret's High School). There are a number of leisure activities available within the town including Airdrie Leisure Centre, Pallacerigg Country Park and a number of golf courses.



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DESCRIPTION

Extending to 2.5 Hectares (6.5 acres) the site presents an opportunity to purchase a short term land opportunity in an accessible location. The subjects are located close to Bellway Home's Crystal Park development and benefit from an attractive rural outlook over the countryside.

The site is located immediately to the north of Airdriehill Street, with access taken from Airdriehill Street.

PLANNING

In April 2017, Hallam Land Management Ltd secured a 'Minded to Grant' planning permission in principle (Ref: 16/00333/PPP) for residential development. The indicative layout accompanying the application illustrates a scheme of 50 units, with an access from Airdriehill Street. Please note, the PPP is indicative for 50 market value residential units and there is no requirement for affordable housing.

To facilitate the development, a visibility splay will require to be maintained on the south east corner of the site. The area hatched red in the indicative layout plan opposite should therefore be deemed outwith the developable area.

A Section 75 legal agreement has been agreed and PPP has been granted (December 2017).



INDICATIVE DEVELOPMENT LAYOUT



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TECHNICAL INFORMATION

A detailed range of technical information is available on www.airdriehill-resi.live.jll.com

Please contact JLL for access to the technical information. This information is provided for reference only and cannot be warranted. Interested parties will require to carry out their own due diligence.

OFFERS

Interested parties are advised to note their interest in writing to the sole selling agent JLL. All parties who notify interest will be informed of any closing date arrangements.

Offers are invited for the subjects (in whole). In the event where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information and timescales to purify each condition. This will enable the viability and deliverability of the proposal to be assessed.

Due to the level of technical information available, our Client's preference is for offers to be submitted on a Brownfield basis, net of abnormal costs. The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

FURTHER INFORMATION

For all enquiries and requests for further information, please contact Nina Stobie or Amy Nuttall in the Residential and Development Land team at JLL.



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