

FOR SALE

NURSERY DEVELOPMENT OPPORTUNITY

Site at Stoneyetts Drive
Woodilee Village, Lenzie, G66 3EW

Nursery development opportunity within attractive village setting.

Excellent road and public transport connections.

Site area of 0.3 acres approximately.

PRICE ON APPLICATION.

LOCATION

The site is located in the popular Woodilee Village, just north of Glasgow, between Lenzie and Kirkintilloch.

Situated just off Stoneyetts Drive, in the grounds of the former Woodilee Hospital, the site is well located in the heart of the village and benefits from an immediate catchment of approximately 900 homes.

The site is within a mile of Lenzie train station and excellent public transport links, in addition there is convenient local access to the motorway network (M80/M8) making Glasgow City Centre within a 15 minute drive.

The site benefits from a wide range of local amenities in both Lenzie and Kirkintilloch, with both primary and secondary schooling conveniently located nearby.

The approximate location of the subjects is as shown on the appended street plan.

DESCRIPTION

The site extends to 0.12 ha (0.3 acres) approximately, as shown outlined in red on the attached Ordnance Survey extract.

It lies to the south of Stoneyetts Drive, and is predominantly rectangular in shape and relatively level.

The site is opposite a local convenience store but is mainly surrounded by residential dwellings, with a basketball/play area located to the east.

PLANNING

The site has planning consent for the erection of a two storey building, together with associated car parking and landscaping for Class 10 (Nursery/Crèche) Use.

The Gross Internal floor area of the proposed unit is approximately 742.9 sq.m (8,000 sq.ft.) over ground and first floor levels.

Parties wishing to make their own detailed planning enquiries should contact East Dunbartonshire Council, Planning & Building Standards Department, 12 Strathkelvin Place, Kirkintilloch, G66 1TJ. Tel. 03001234510 or Email. planning@eastdunbarton.gov.uk.

OFFERS

Offers are invited for the purchase of our client's heritable interest.

Whilst our client's preference is to secure a "clean offer", offers subject to planning will be considered but should be accompanied by schematic drawings and a business plan in order that our clients can assess the deliverability of any proposal.

Parties should note interest in the site with DM Hall in order that they can be kept informed of any closing date which may be set for the receipt of formal offers.

VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

FURTHER INFORMATION

Strictly by contacting the sole selling agents:

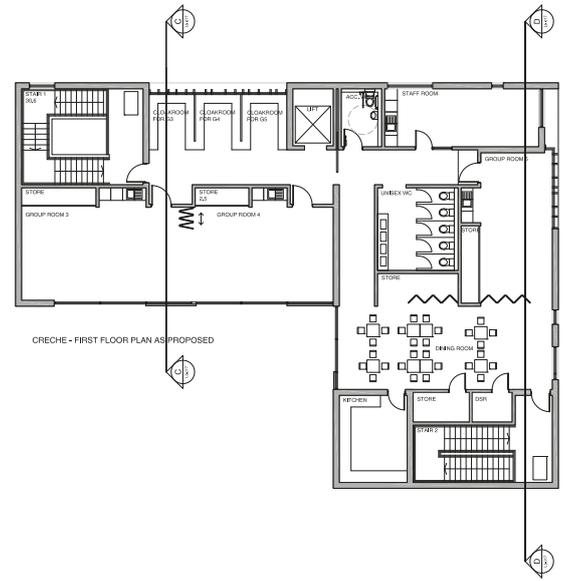
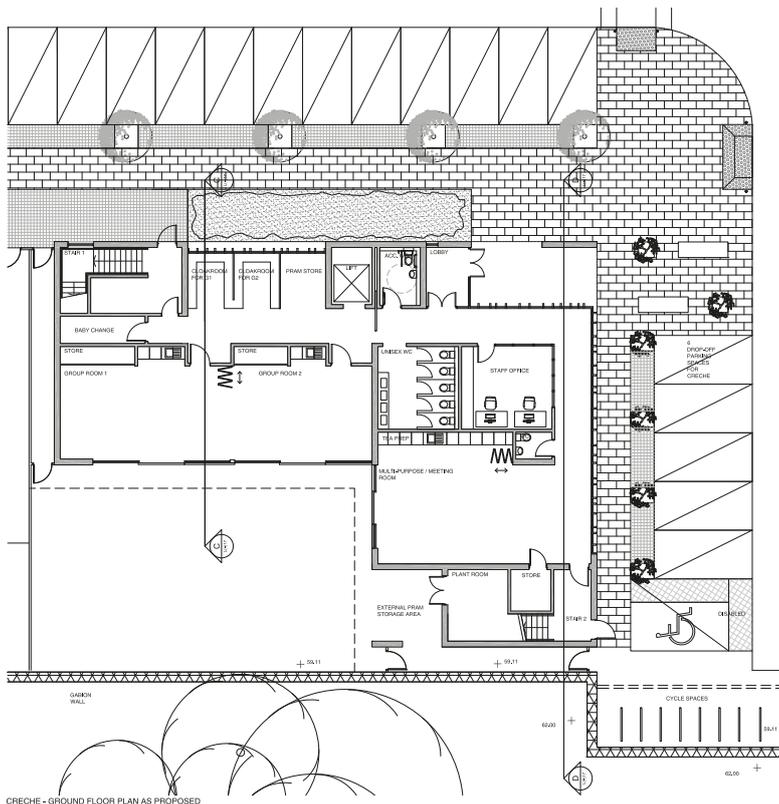
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DATE OF PUBLICATION
February 2021

REFERENCE
WSA1952





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