

18.5 hectares land south of The Hurlet, Glasgow Road Barrhead, Glasgow



McCrae & McCrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

18.5 hectares (45.7 acres) of land south of The Hurlet, Glasgow Road, Barrhead

M77 junction 2 1.5 miles, Barrhead rail station 1.5 miles, Silverburn 1.5 miles, Barrhead 2 miles, Paisley 4 miles, Newton Mearns 4.5 miles, Glasgow 8 miles, Edinburgh 54 miles

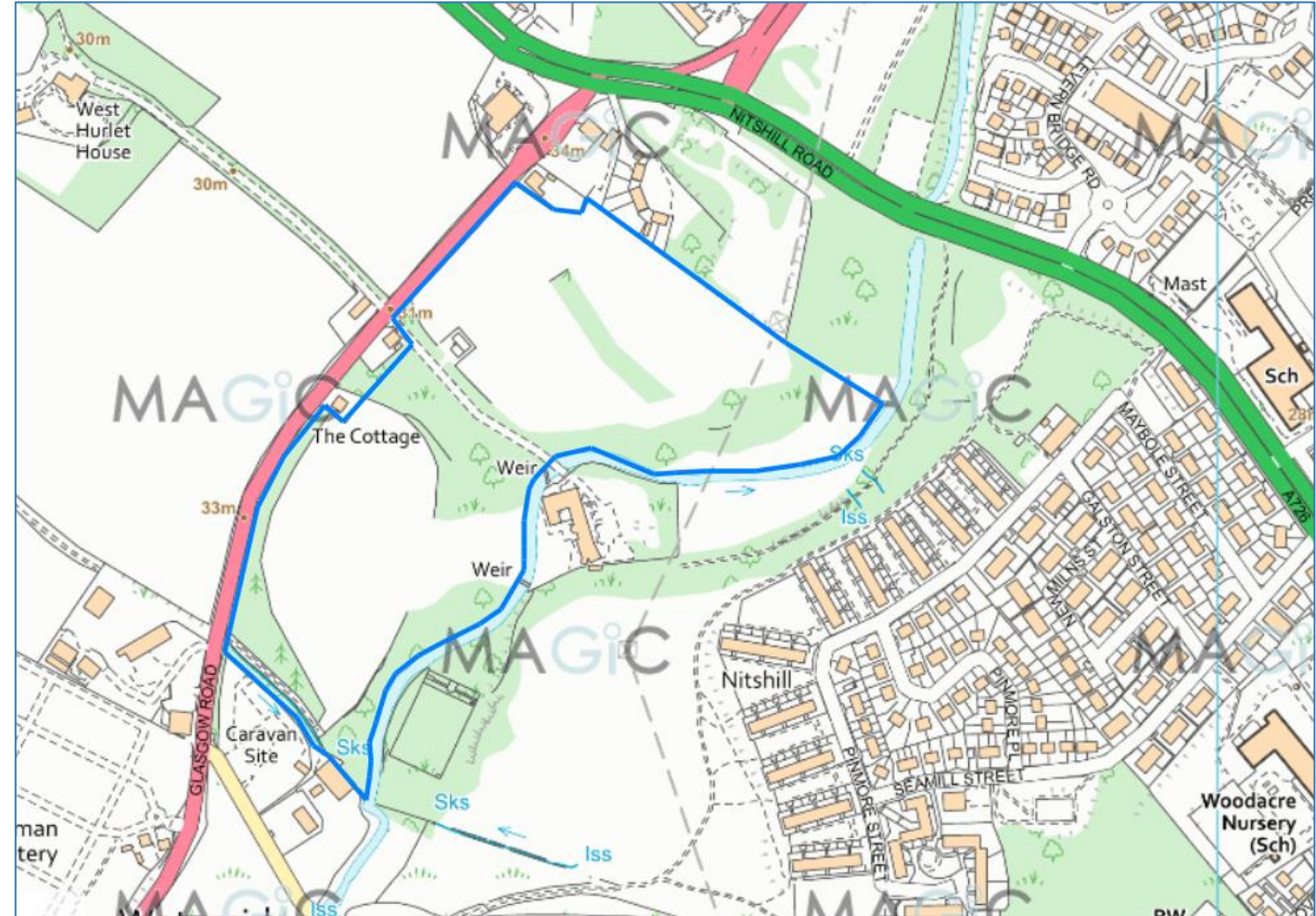
18.5 hectares of strategic development land lying between Applecross Nursing Home and The Hurlet Restaurant in East Renfrewshire.

The land incorporates a house ruin and sits adjacent to a group of houses lying to the south of The Hurlet Bar and Restaurant. There may be scope to extend this cluster of houses.

Planning representations have been lodged with East Renfrewshire Council planning department to seek that the land be zoned for housing or that a retirement village be located within the lands.

The lands enjoy an attractive parkland setting north west of the Levern Water and to the south east of the Glasgow Road. They may be available for rent.

There are excellent facilities in Barrhead and at the superb new retail and cinema park to the west of junction 2 of the M77 which lies 1.5 miles to the east of the lands for sale.



The blue outline shows the lands for sale

Offers over £100,000 per acre subject to securing planning consent



Example of a Log House which may secure planning consent within the open countryside setting

These are photographs of a Latvian log house which has been imported and built at Eastfield farm. This is two log houses. They were made in Latvia and shipped to Britain on lorries and reassembled in a week. The land for sale is zoned in the local plan as open countryside and as such would likely secure planning consent for a managers house which could be occupied on a full time basis but normally you would need to apply for three other log houses as well or maybe two log houses and some pods. It has to be a business and the planners would normally put a condition on the auxiliary house that they can't be occupied by one family for more than 4 months in the year.





Access

Sightlines either side of the access road into the nursing home are excellent.

Demand for retirement homes

There are 16 nursing homes in the area demonstrating a demand for sheltered house and housing for elderly people.

Facilities

Barrhead sits near to the M77 motorway, making it easily accessible by car and it has a railway station (1.5 miles) which has regular services to Glasgow, Kilmarnock, Stranraer and Carlisle. Local buses travel from Barrhead to Glasgow and Paisley.

Barrhead sits on the edge of Gleniffer Braes, a country park with a variety of activities and sights including walks, play areas and waterfalls as well as stunning panoramic views from the Clyde Valley to Ben Lomond. Darnley Dams to Darnley is Scotland's newest country park and covers over 1300 acres between the dams and reservoirs at Barrhead and the village of Darnley. The park has a seven mile network of paths while the ranger service runs a variety of events throughout the year.

Barrhead has a variety of shops, restaurants and cafes. The Silverburn centre (1.5 miles) is one of the largest shopping centres in the UK, and Barrhead Foundry (1.5 miles) is a local centre with a range of facilities including a gym, games hall, swimming pool, health suite, café, meeting rooms and library.

Services

Water

Mains water, electricity and drainage lie adjacent to the site.

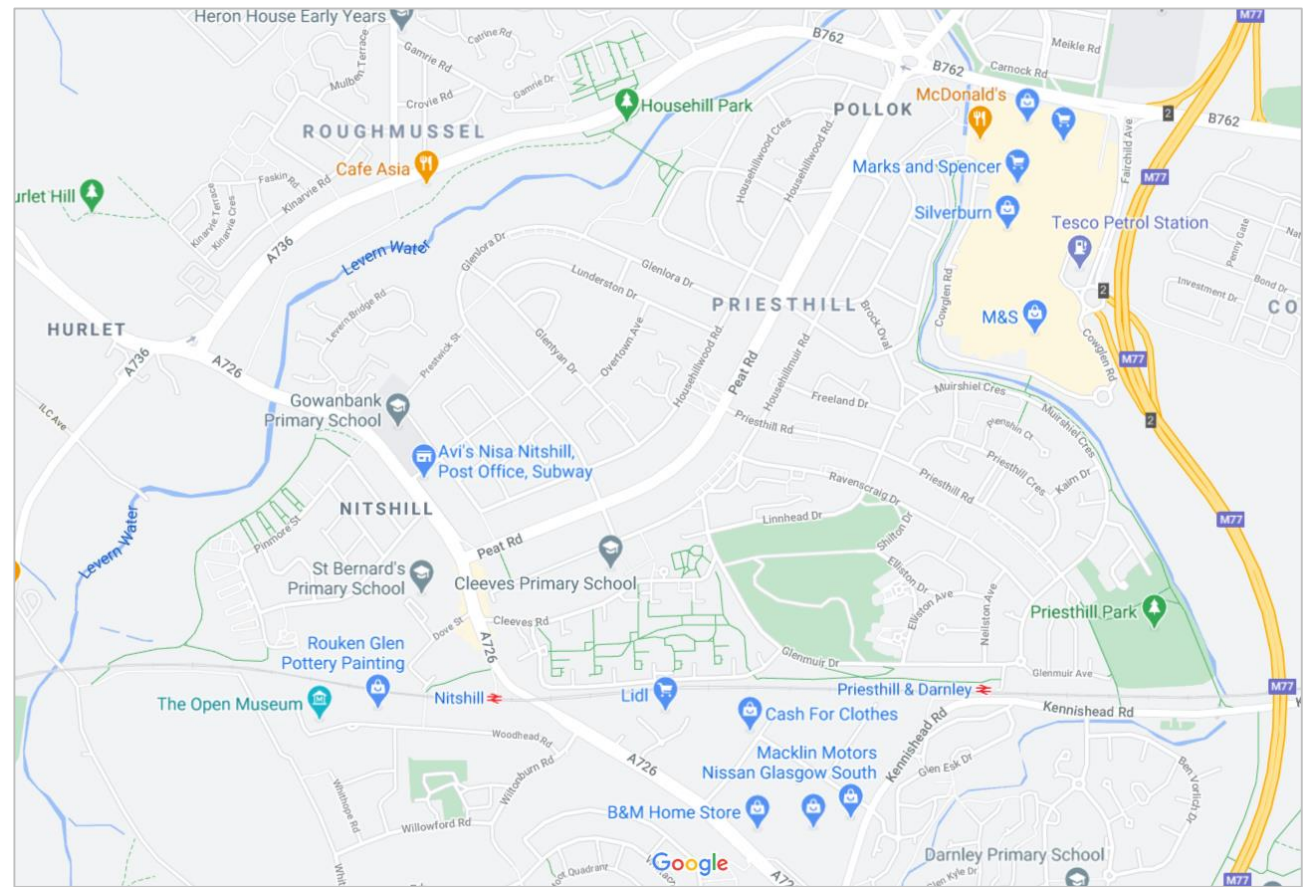




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Location

The lands lie between the Glasgow Road, Barrhead and the Levern Water. The Hurlet Restaurant lies to the north of it. Applecross Nursing Home lies to the east of it. New housing in Nitshill lies to the south of the Levern Water.



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Directions

From Glasgow: Take the M8 south and then turn off onto the M77 at junction 22. Exit the M77 at junction 2 and turn right onto the B762 which continues onto the A736. Drive for 1.5 miles when you reach the junction with the A726 (Hurlet Road). Turn right and take the first left (A736) and the lands for sale are on the left hand side.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

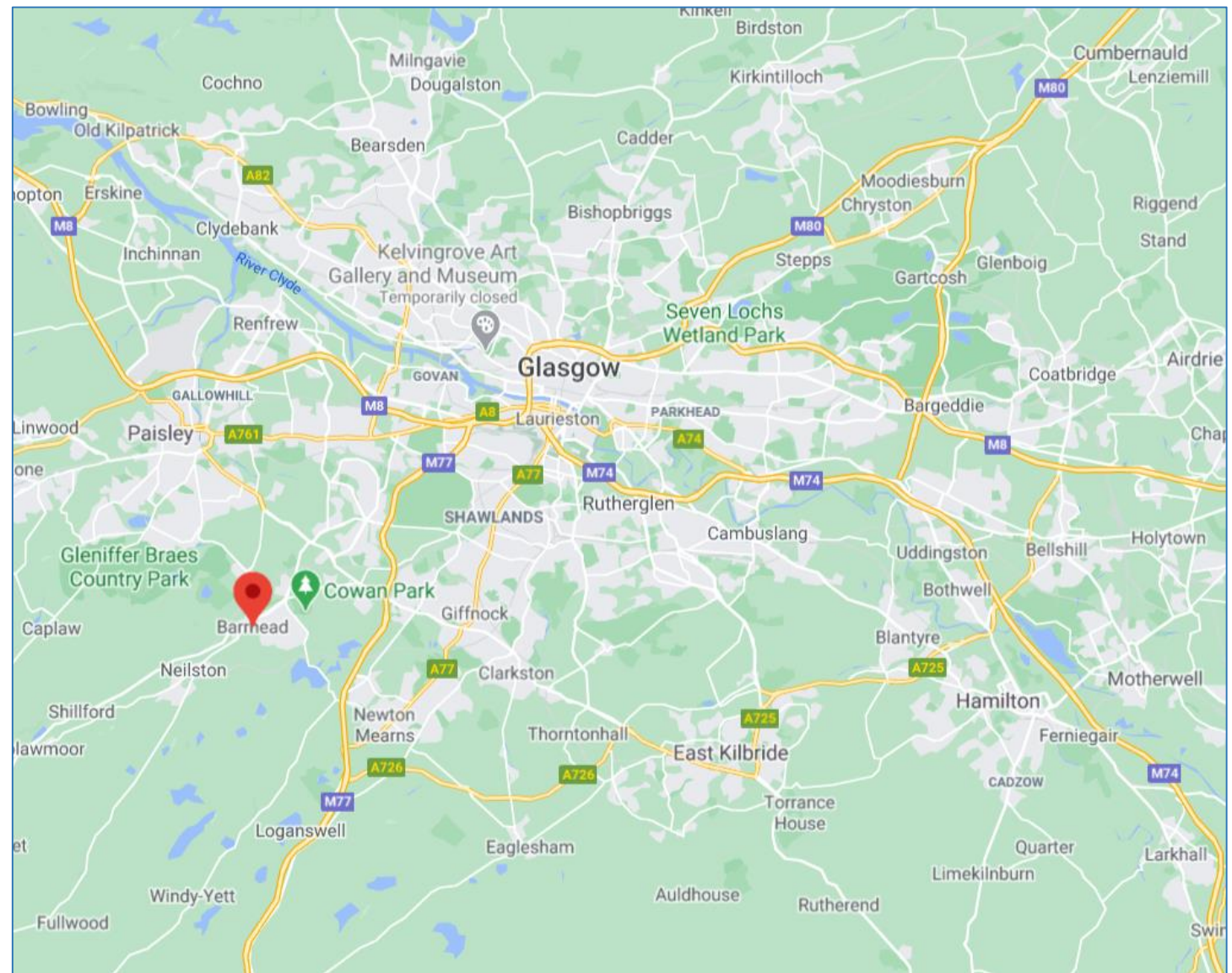
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop/sell it.

TIMBER FRAME MANUFACTURERS

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