

# 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

45.7 acres of strategic development land lying between Applecross Nursing Home and The Hurlet in East Renfrewshire District.

The land incorporates a house ruin (Lot 2) and sits adjacent to a group of houses lying to the south of The Hurlet. 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 are surrounded by mature woodlands which would screen off any development. The woods also provide good shelter and an attractive setting.

## Lot 1 - 12.16 acres.

Grassland and 4.83 acres of mature woodland, the river flows down the east side. The nursing home lies at the south eastern corner. The Glasgow road lies up its north west side and could have a new access installed off it. Site is ideal for a holiday/retirement village

## Lot 2 – 0.60 acres.

This is a house ruin.

## Lot 3 – 5.50 acres.

This has 4.21 acres of pasture land and 1.36 acres of woodland. The river lies at its east side with the nursing home at the south east end.

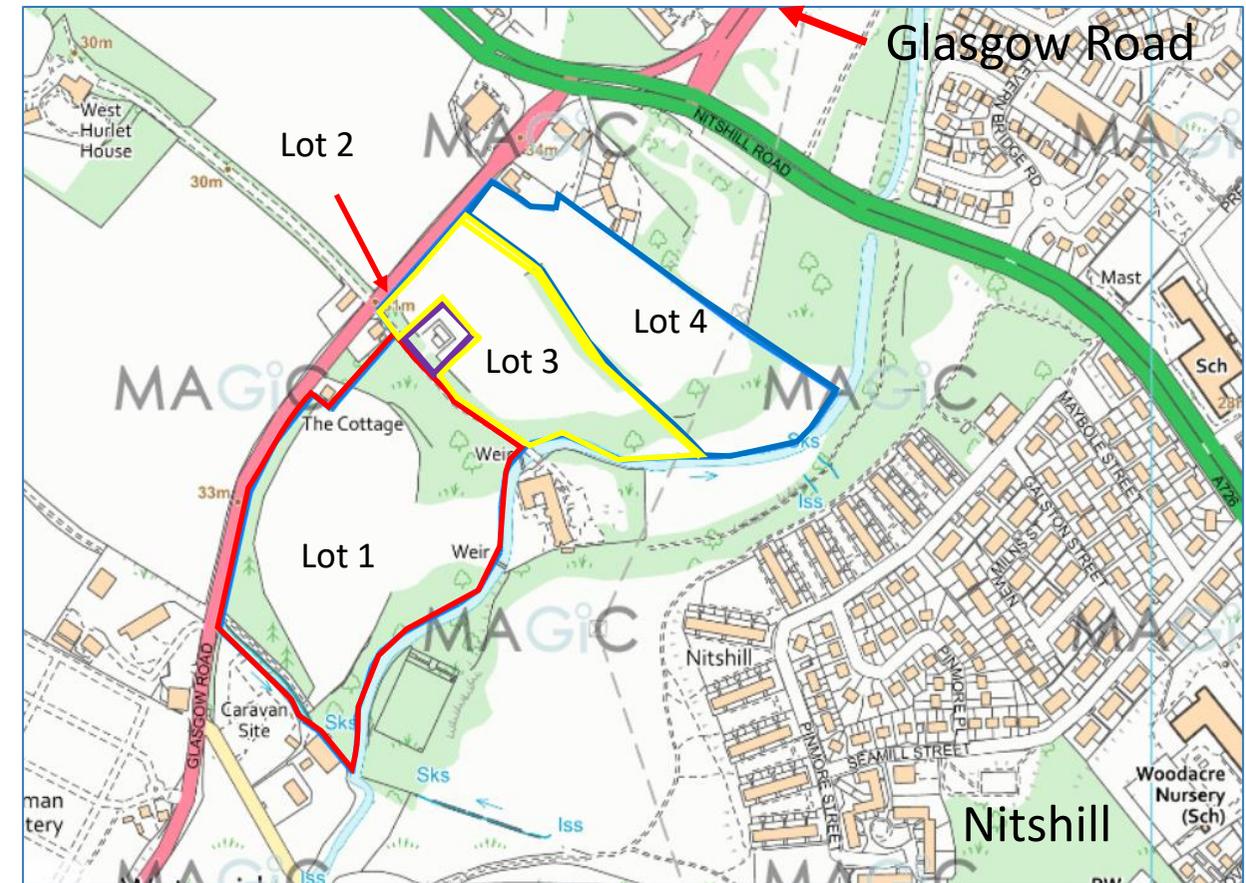
## Lot 4 – 6.84 acres.

This has 5.46 acres and 1.38 acres of trees.

There are houses up the south east side and the Glasgow road runs up its north west side which should provide good access. The water board will be installing a mains water pipe up the east edge of the land in 2022.

## Flood Risk

The south edge of lots 1 and 4 may flood from time to time but most of the land sits much higher than the river and its not shown as a flood risk in the SEPA Plans.



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

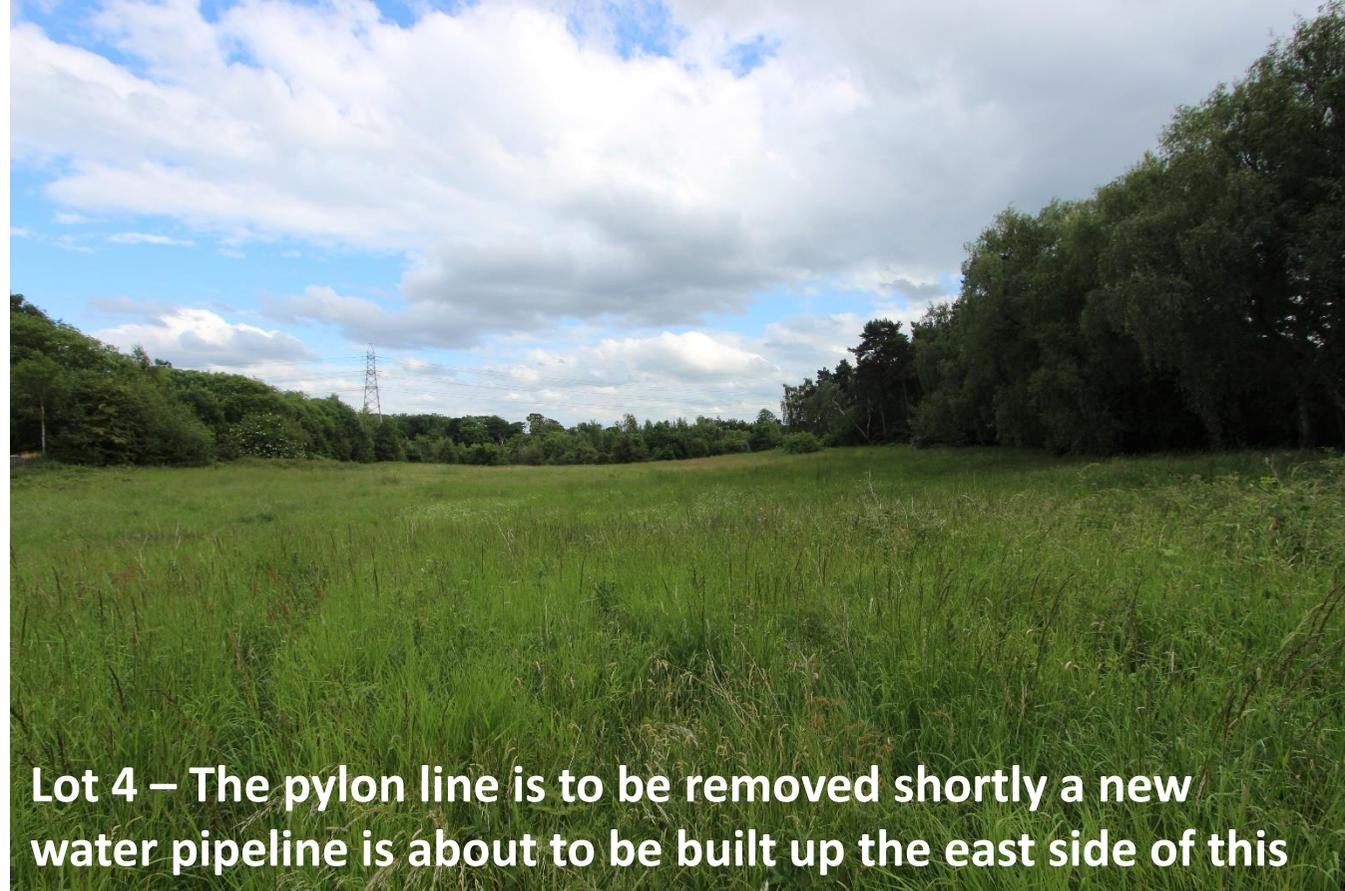
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Lot 4



Lot 4 – The pylon line is to be removed shortly a new water pipeline is about to be built up the east side of this field



Lot 4



Lot 4

## 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. 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.

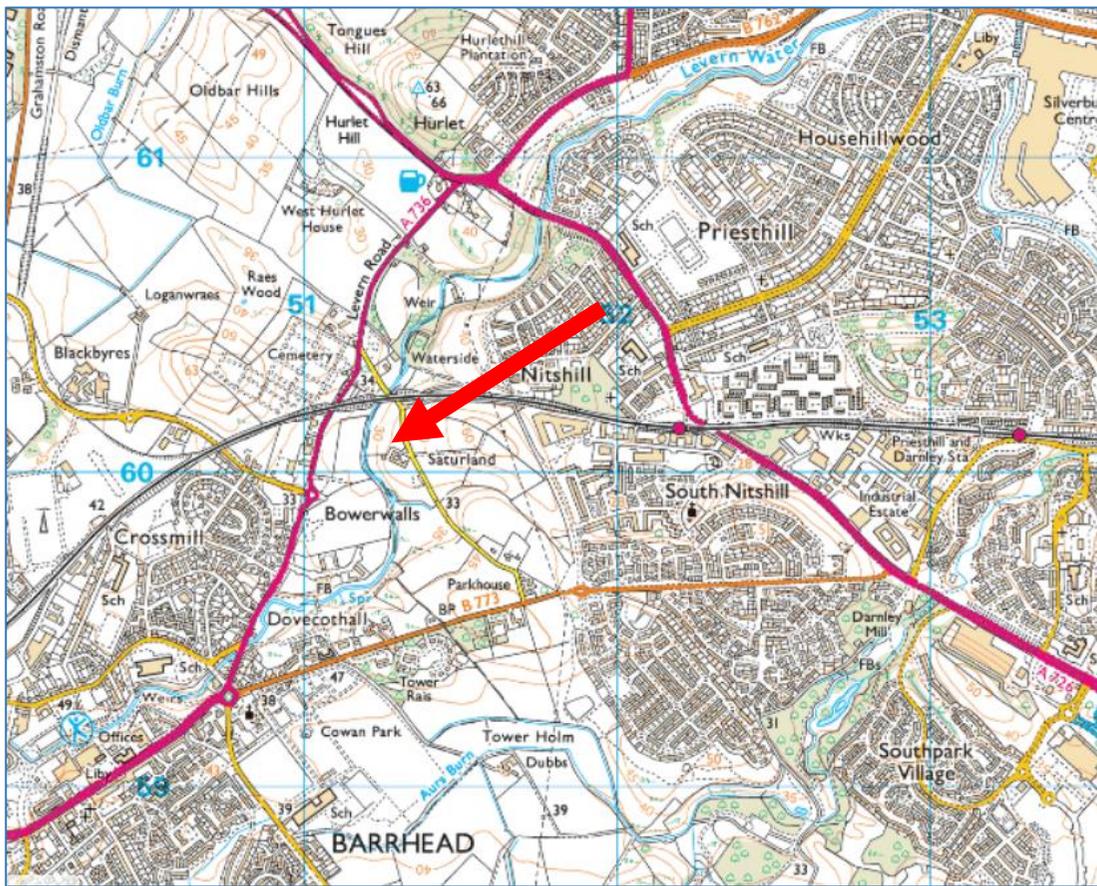
Barrhead has a variety of shops, restaurants and cafes. The Silverburn centre (1.5 miles) is one of the largest shopping centres in the UK, and Barrhead Foundry (1.5 miles) is a local centre with a range of facilities including a gym, games hall, swimming pool, health suite, café, meeting rooms and library.

## Services

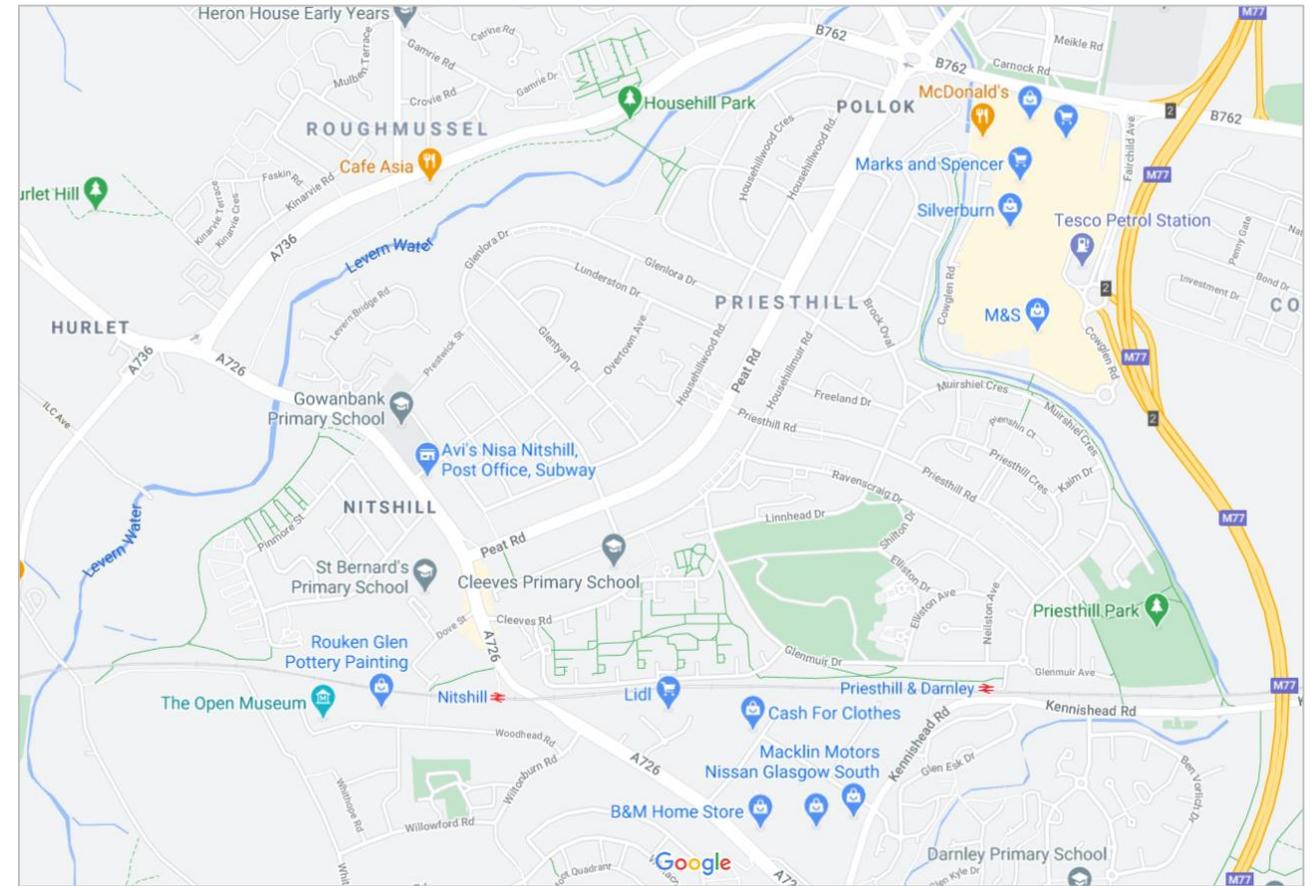
### Water

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





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## Location

The lands lie between the B9 Glasgow Road, Out of Barrhead and the Levern Water. The Hurlet 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.

## Directions

From Glasgow: Take the M8 southbound 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.

## Amenities

The two sites are just over the burn from the new Bowerwalls Retail site with Lidl, B&M, Starbucks and Burger King opening 2022

Barrhead has a primary and a new secondary school. There is a cinema complex and shopping facilities at junction 2 off the M77 Barrhead Junction. Silverburn shopping centre, Tesco. There is also a B&Q, KFC, McDonalds, Sainsbury's etc. Tool station off the M77 Junction 3 (Nitshill Road)

The property sits on the south edge of the Glasgow council area with excellent road connections into Glasgow via the M77.

### 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 mis-statement 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.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is **G78 1TF**

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

### Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

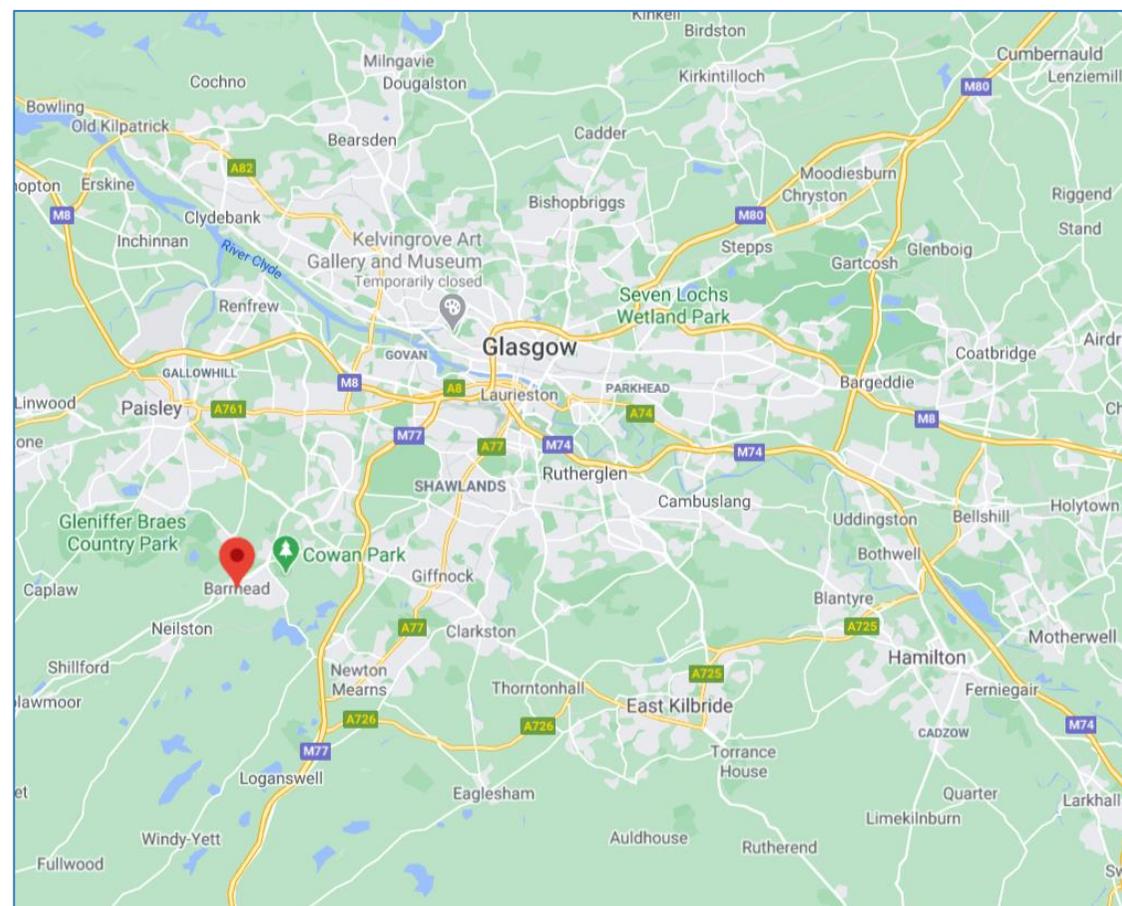
### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co and Savills, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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## **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.



Planning permission granted for 4 holiday lets recently on land at Williamstone Farm across from this 0.75 acre plot of land.

### 3.1 Overview

#### Client Brief

The brief for the works prepared by the Lothian family with an outline of the key requirements as follows;

- 4 No. units are to be proposed on the site.
- Units are to represent a cluster of steadings or agricultural buildings but separated for privacy.
- One unit is to be slightly bigger footprint (height to match other units) with larger entertaining/dining space and additional bedroom.
- Units to be 1.5 storeys to continue the aesthetic of the adjacent steadings.
- Journey to be created through the spaces using window seats, intimate pockets of space, double height spaces & expansive glazing.
- Design layout to be orientated to minimise views from the farmhouse extension window

#### Design Vision

The brief is to provide a contemporary and luxury holiday let development that is of its time and reflective of its agricultural setting. The design of these 3 and 4 bedroom units should be appropriate in terms of massing and scale to the surrounding rural vernacular and make reference to the local area in terms of finish and materials.

#### Legacy and Landmark

This project has the potential to create a progressive and legacy development for the owners. A high quality and progressive design approach will create a sense of place and cohesion and elegance through the creation of modern vernacular holiday lets within the country landscape and with full cognisance of the Category B listed status of the existing steadings and farmhouse. LBA aim to create a bold statement with subtle, quality and commercially led architecture that provides spaces for their occupiers to enjoy and a local business to thrive.

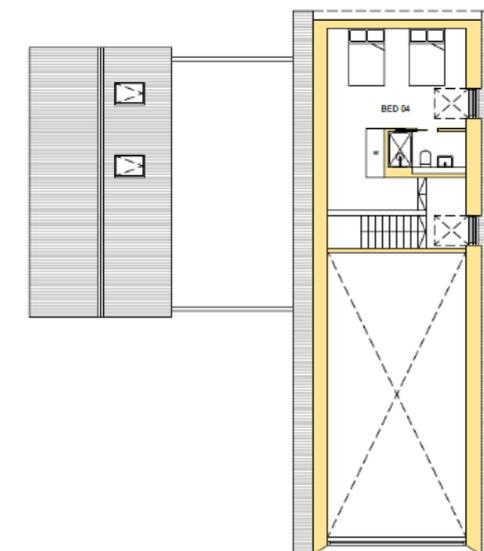


### 3.5 Proposed Floor Plans

#### House Type A - 4 Bedrooms

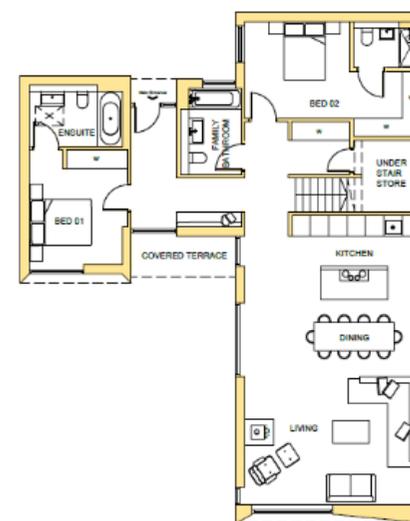


Ground Floor Layout

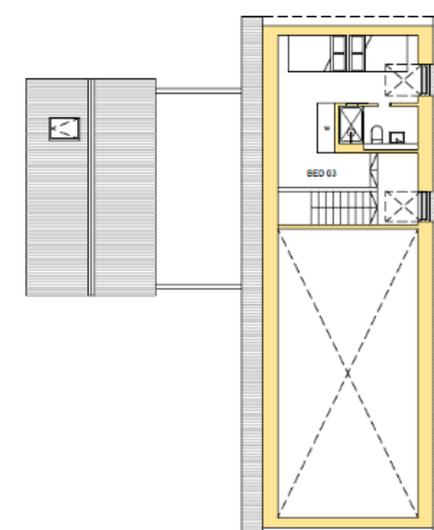


First Floor Layout

#### House Type B - 3 Bedrooms



Ground Floor Layout



First Floor Layout