

# Strategic land at Drumsack Farm, Chryston, Glasgow G69 9JG



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Junction 3 at M80 0.4 miles, Stepps 1.7 miles, Chryston 2.5 miles, Kirkintilloch 3.5 miles, Glasgow city centre 6.5 miles, Glasgow Airport 15.5 miles, Edinburgh 45 miles

Strategic land at Drumsack Farm totalling around 46.2 acres that would make a good retirement village, mainstream housing or commercial use, subject to securing planning consent. Drumsack plantation sits on sheltered land that is a natural escarpment which shields field 6 from the noise of the M80. Crow Wood Golf Course lies to the south of field 7. The land is not available for agricultural values use. It will only be sold for development of some sort at development values. The seller may rent out sections of the land. For dog walking or other high rental uses.

Lot 1: 1.5 acres

Lot 2: Rented Out

Lot 3: 2.4 acres

Lot 4: 5.8 acres

Lot 5: Rented Out

Lot 6: 21.8 acres

Lot 7: 5.3 acres

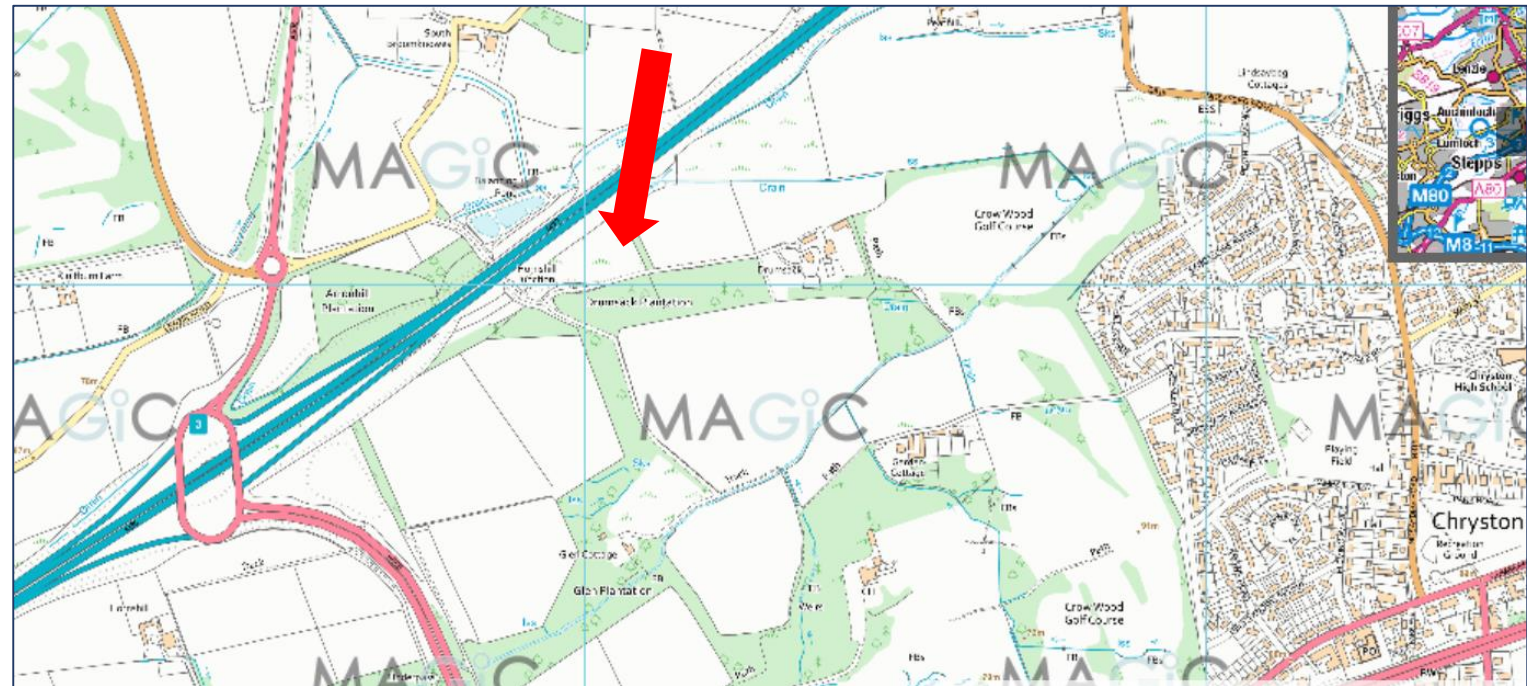
Lot 8: Rented out

Lot 9: Sold

**Total: 40.8 acres approx left**

**Lot 1 to 9 offers over £25,000/ac with a clawback on future development 20% over 25 years**

**Lot 7 offers over £150,000 per acre or possibly offers over £25,000/ac with the same clawback as above**



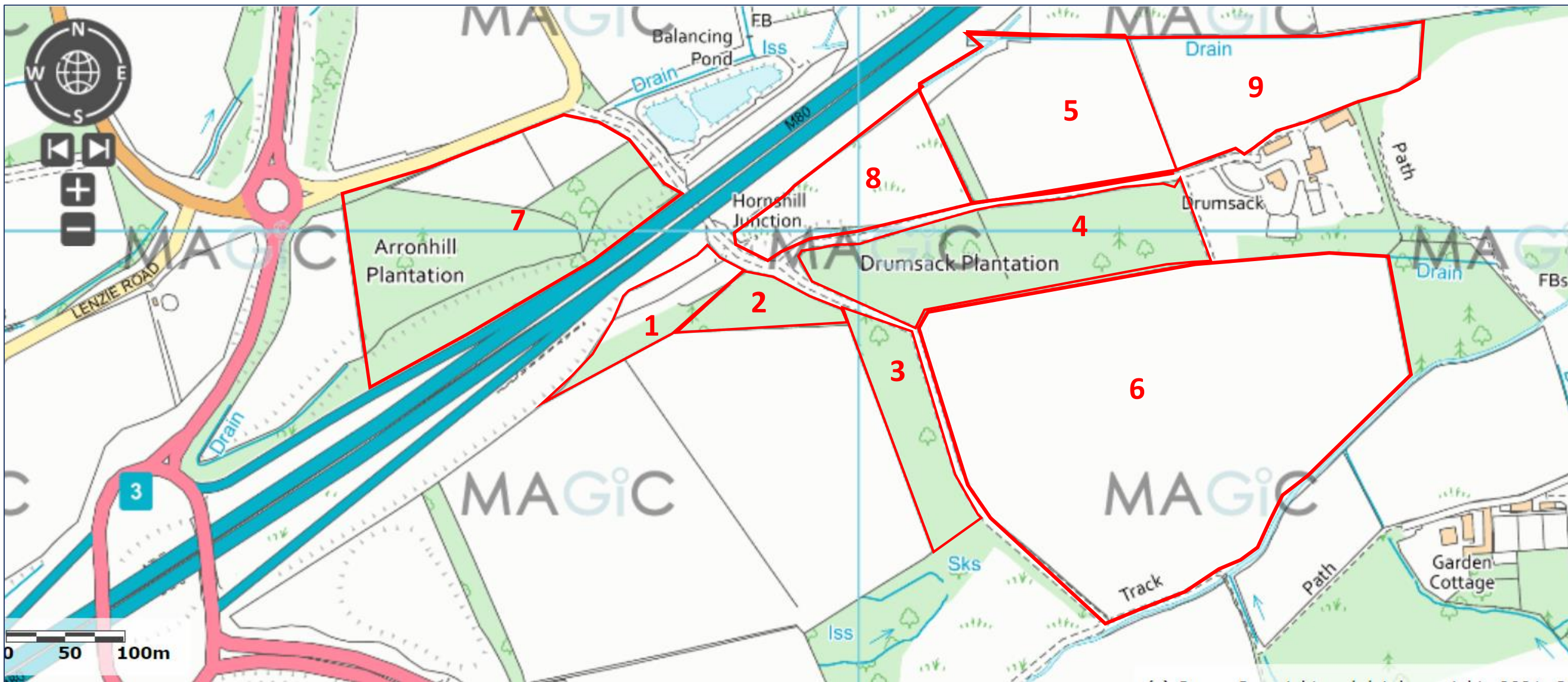
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## **Example of a Log House which may secure planning consent within the open countryside setting**

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.







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Lot 1: 1.5 acres

Lot 2: Rented Out

Lot 3: 2.4 acres

Lot 4: 5.8 acres

Lot 5: 5.5 acres

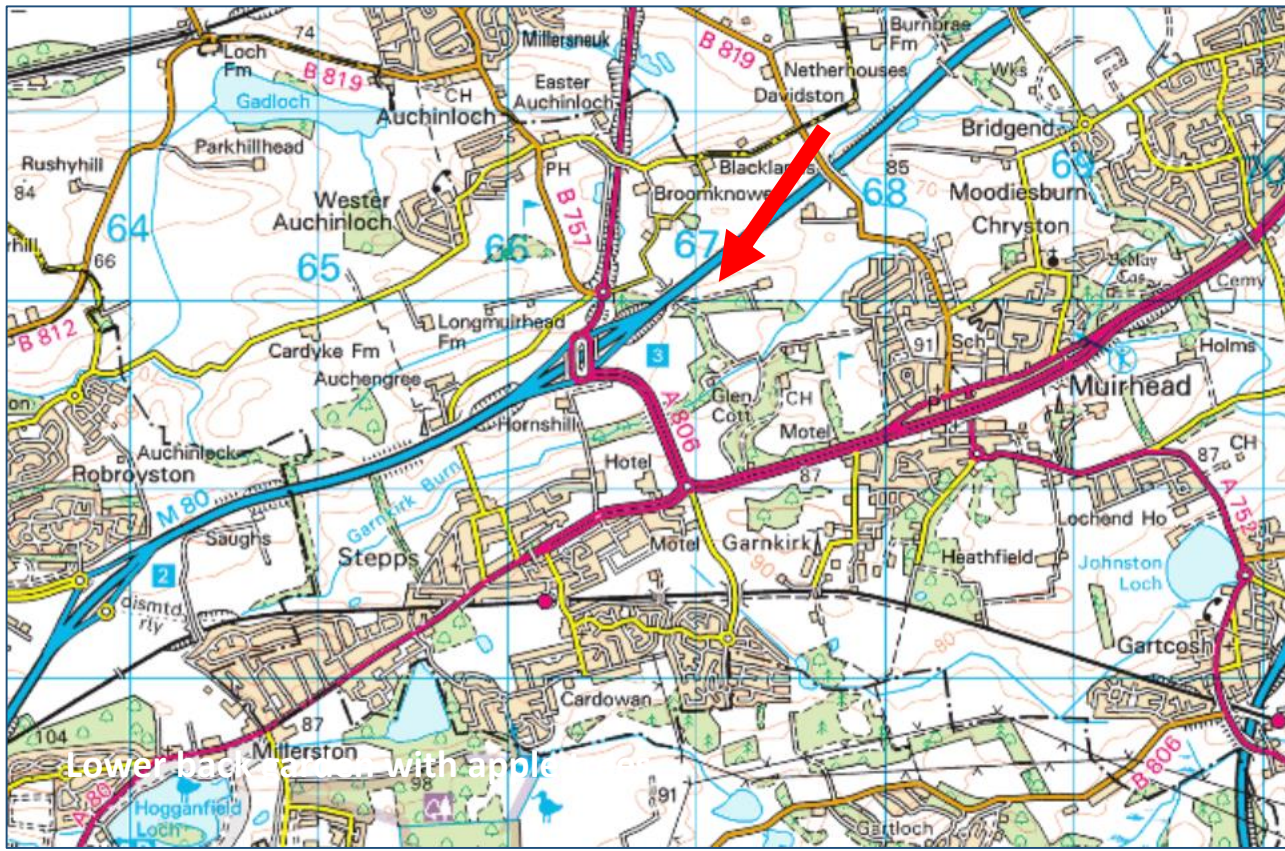
Lot 6: 21.8 acres

Lot 7: 5.3 acres

Lot 8: Rented Out

Lot 9: Sold

**Total: 40.8 acres approx left**



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## Directions

The nearby M80 motorway links to the M9 and M876 west of Edinburgh, the M9 at Stirling and it links to the M8 to lead straight into Glasgow city centre.

## Amenities

Drumsack farm sits about 3 miles from three major supermarkets and the new train station at Steps. Drumsack farm is 6.5 miles away from the centre of Glasgow and it only takes a few minutes to the M80

From the M80 motorway (heading east or west) exit at junction 3. Take the A806 (Lenzie, Kirkintilloch) and at the first roundabout turn last left and turn first right and follow the road under the underpass under the M80.

The property sits beside the M80 motorway but the Drumsack woods and escarpment shelter it from the noise of the M80. Lot 5 is a slightly south facing haven with crow wood. 90ft golf course and driving range lying immediately to the south of it.

### **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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