

# Strategic land at Horsehill, Chryston, Glasgow G69 9JG



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Potential for service station at junction 3 of the M80 (Stepps) on 5.3 acres

Junction 3 at M80 0.2 miles, Stepps 1.5 miles, Chryston 2.5 miles, Kirkintilloch 3 miles, Glasgow city centre 6 miles, Glasgow Airport 15 miles, Edinburgh 45 miles

Horsehill: strategic land of approx **1.9 acres** with potential for a service station 0.2 miles from junction 3 of the M80 (Stepps). This land is only available subject to a developer securing planning consent for development.

Arronhill Plantation: woodland of approx **3.4 acres**

**Total approx 5.3 acres**



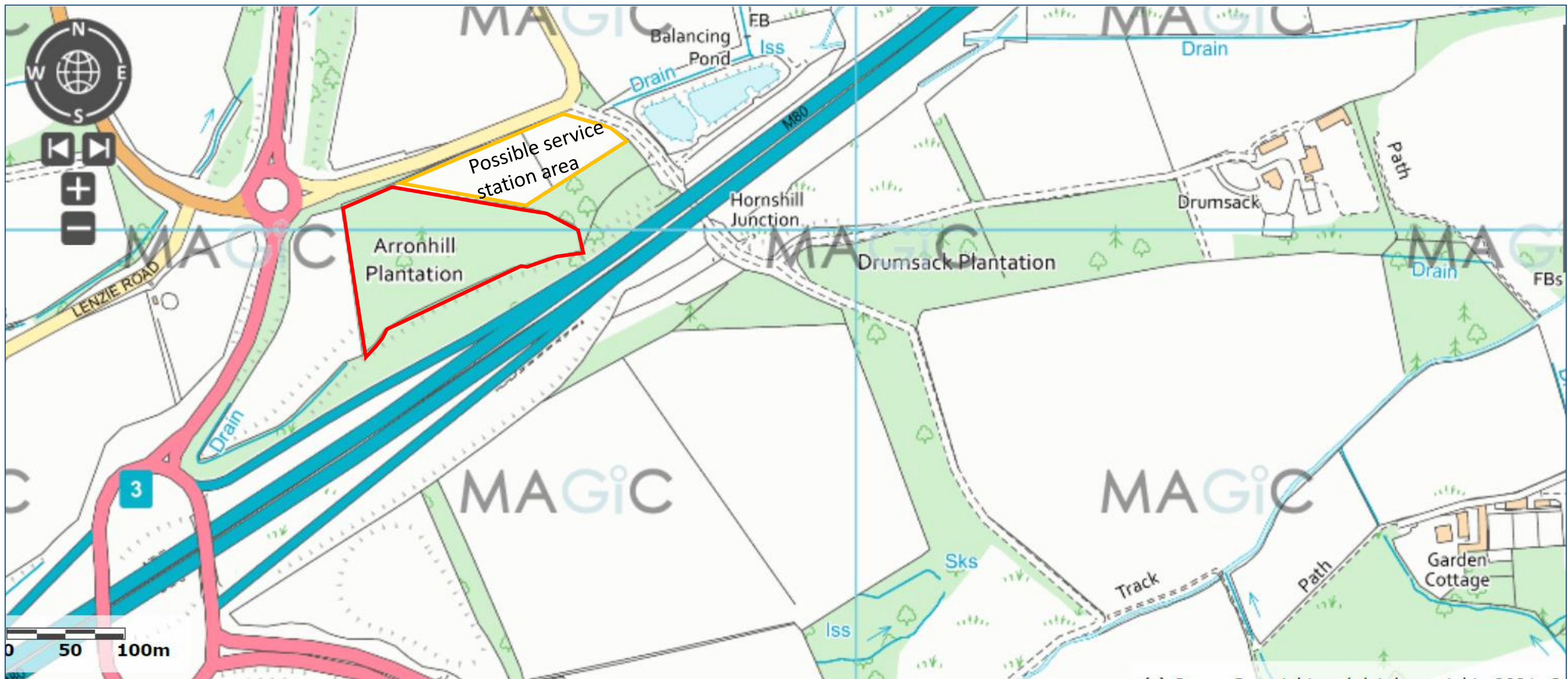
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Offers over: **£200,000 per acre**

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

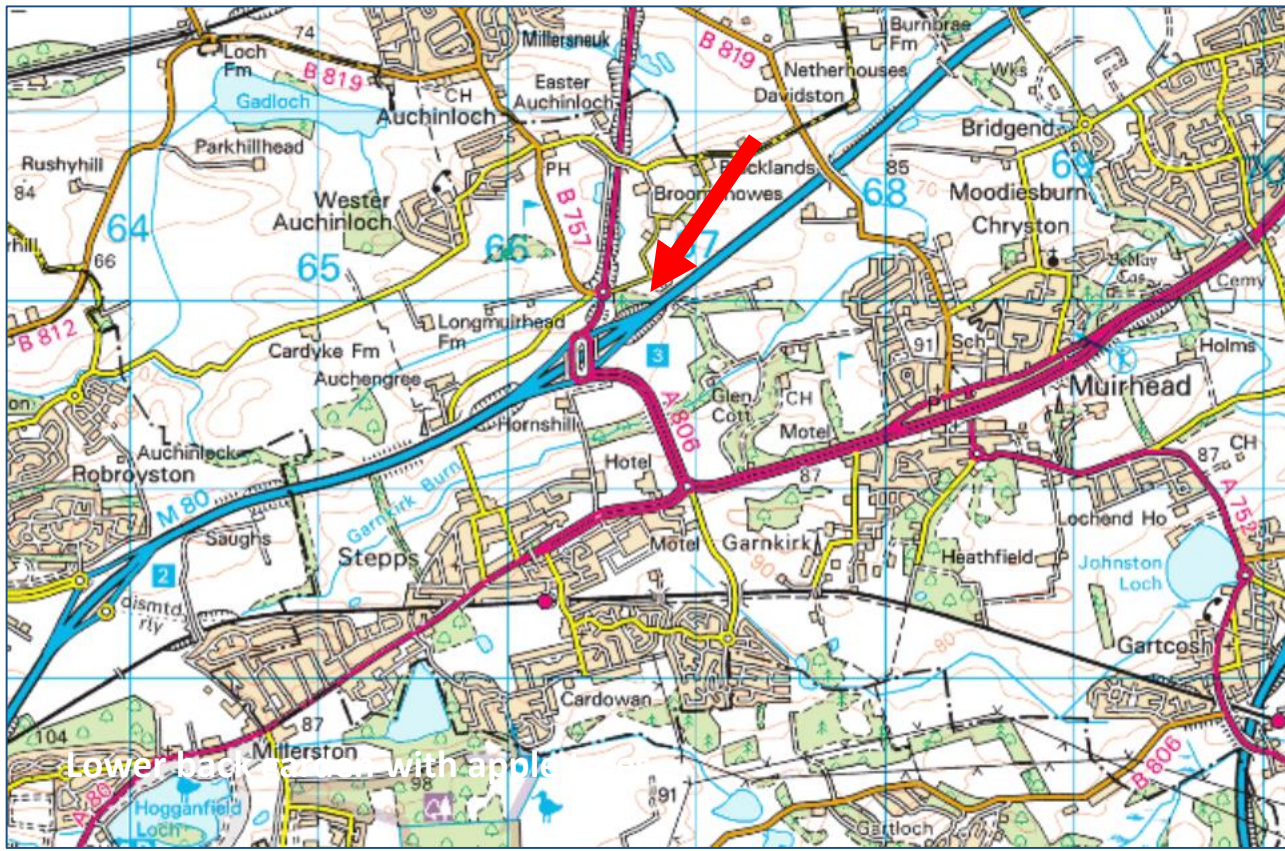
These are photographs of a Latvian log house which has been imported and built at Eastfield farm. This is two log houses. They were made in Latvia and shipped to Britain on lorries and reassembled in a week. The land for sale is zoned in the local plan as open countryside and as such would likely secure 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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**Horsehill (orange outline) approx 1.9 acres**  
**Arronhill Plantation (red outline) approx 3.4 acres**



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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.

From the M80 motorway (heading east or west) exit at junction 3. Take the A806 (Lenzie, Kirkintilloch) and at the first roundabout turn right and the land for sale is on the right 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 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.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
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