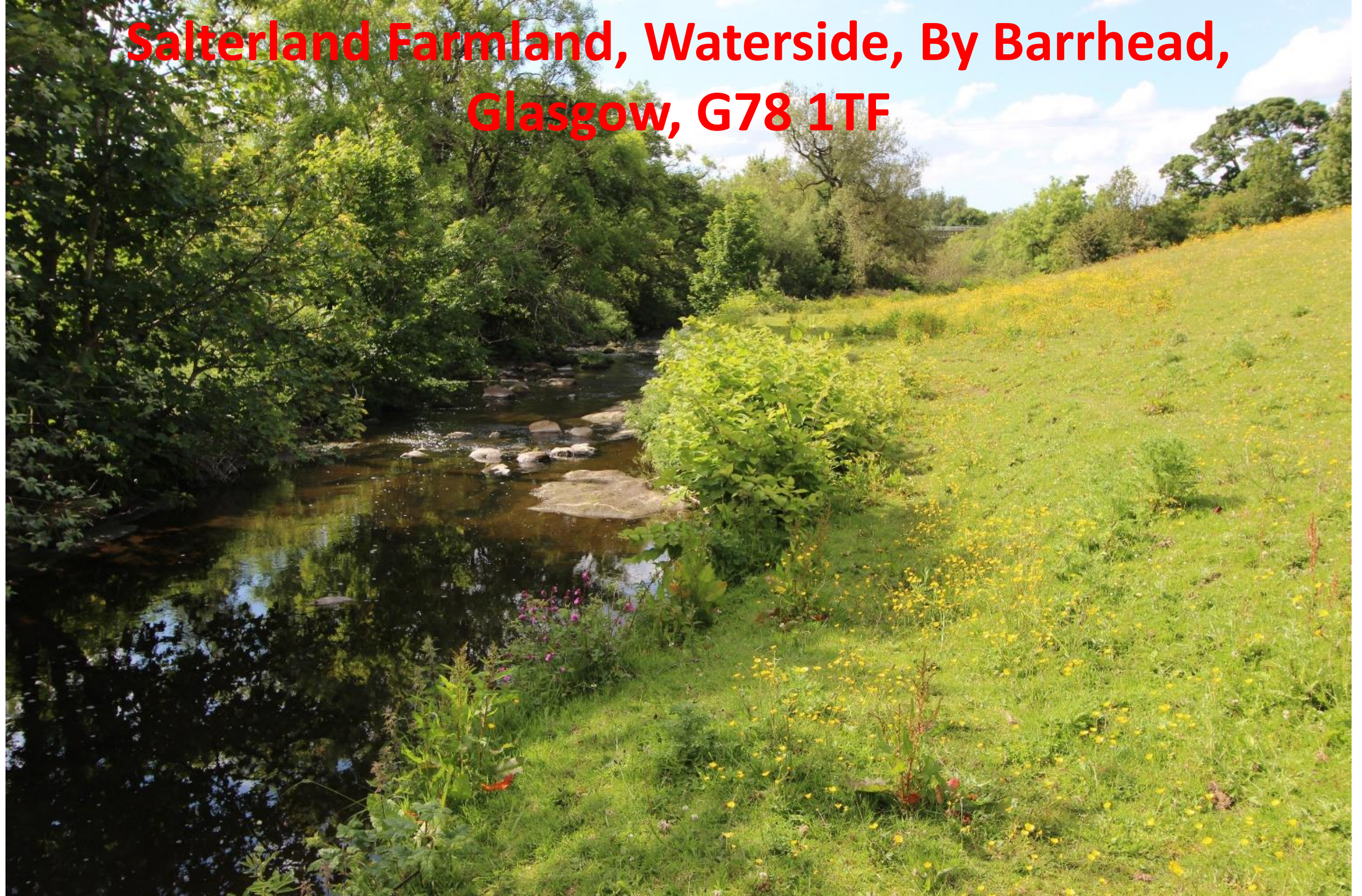


# Salterland Farmland, Waterside, By Barrhead, Glasgow, G78 1TF





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Barrhead 2m, Paisley 5m, Glasgow 8m, Kilmarnock 15m, Motherwell 21m, Stirling 35m, Edinburgh 54m

This Land is available for sale, subject to possible planning consent for say four or five log chalets with one being able to be occupied all year round as a managers house. Alternatively potentially planning consent for a retirement village or a caravan park, pod sites, outdoor nursery, eco houses etc.

Small forestry huts can usually be built without planning permission.

The areas of land both have an attractive outlook and one located in a central location with a high level of connectability for access to public transport, social facilities, schooling and sporting facilities.

These 2 lots are located just east of Barrhead, just 10 miles south west of Glasgow and there is plenty of public transport options available to you. For example the Barrhead Train Station is only 2 miles away.



**Lot 1 – 2.2ac Offers Over £68,181/acre**

**Total Offers Over £150,000, subject to planning**

**Lot 2 – 2.5ac Offers Over £52,000/acre**

**Total Offers Over £130,000, subject to planning**

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**mccrae&mccrae** Ltd  
Chartered Surveyors, Estate Agents, Planners & Valuers

**RICS**

McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk





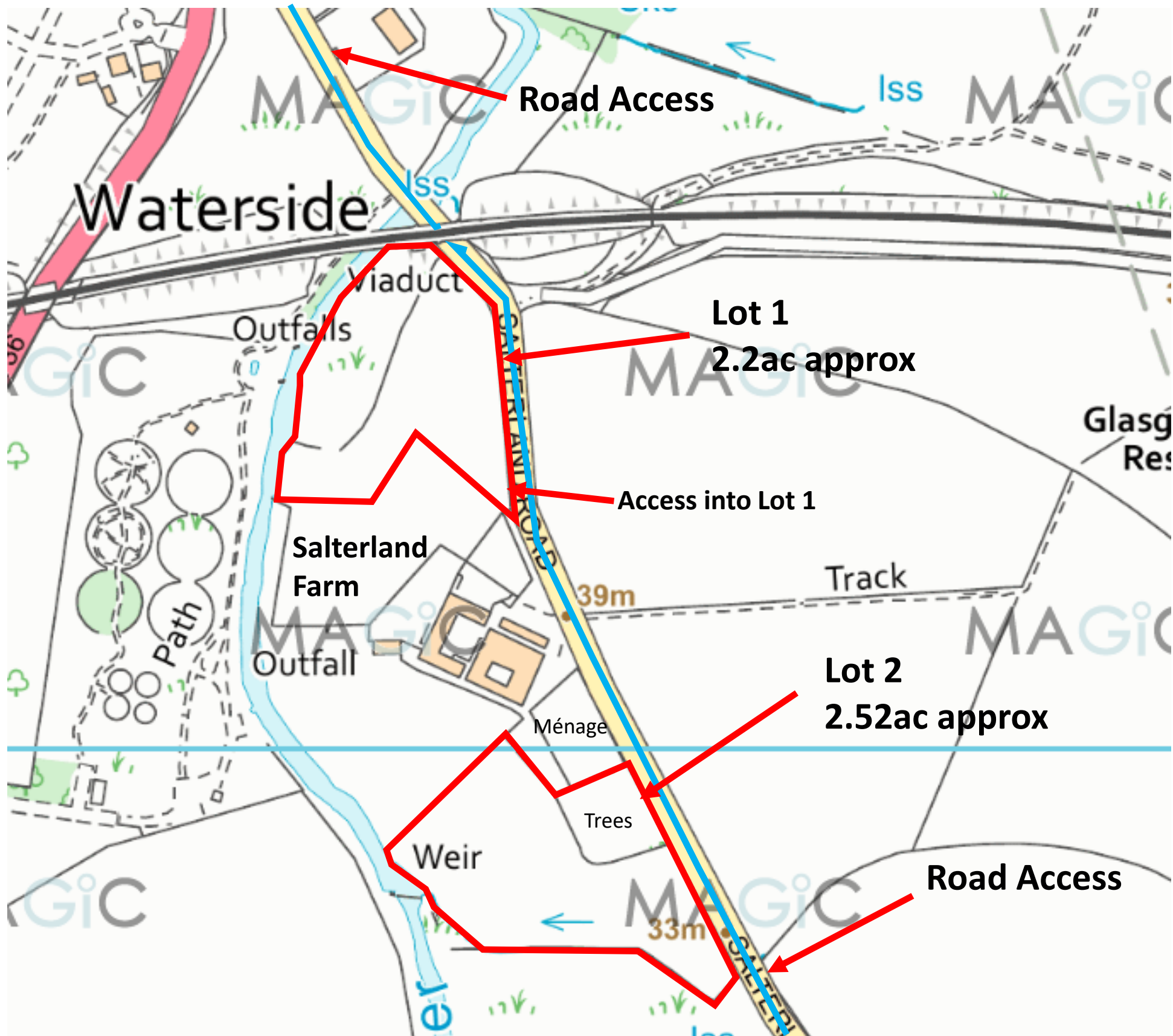


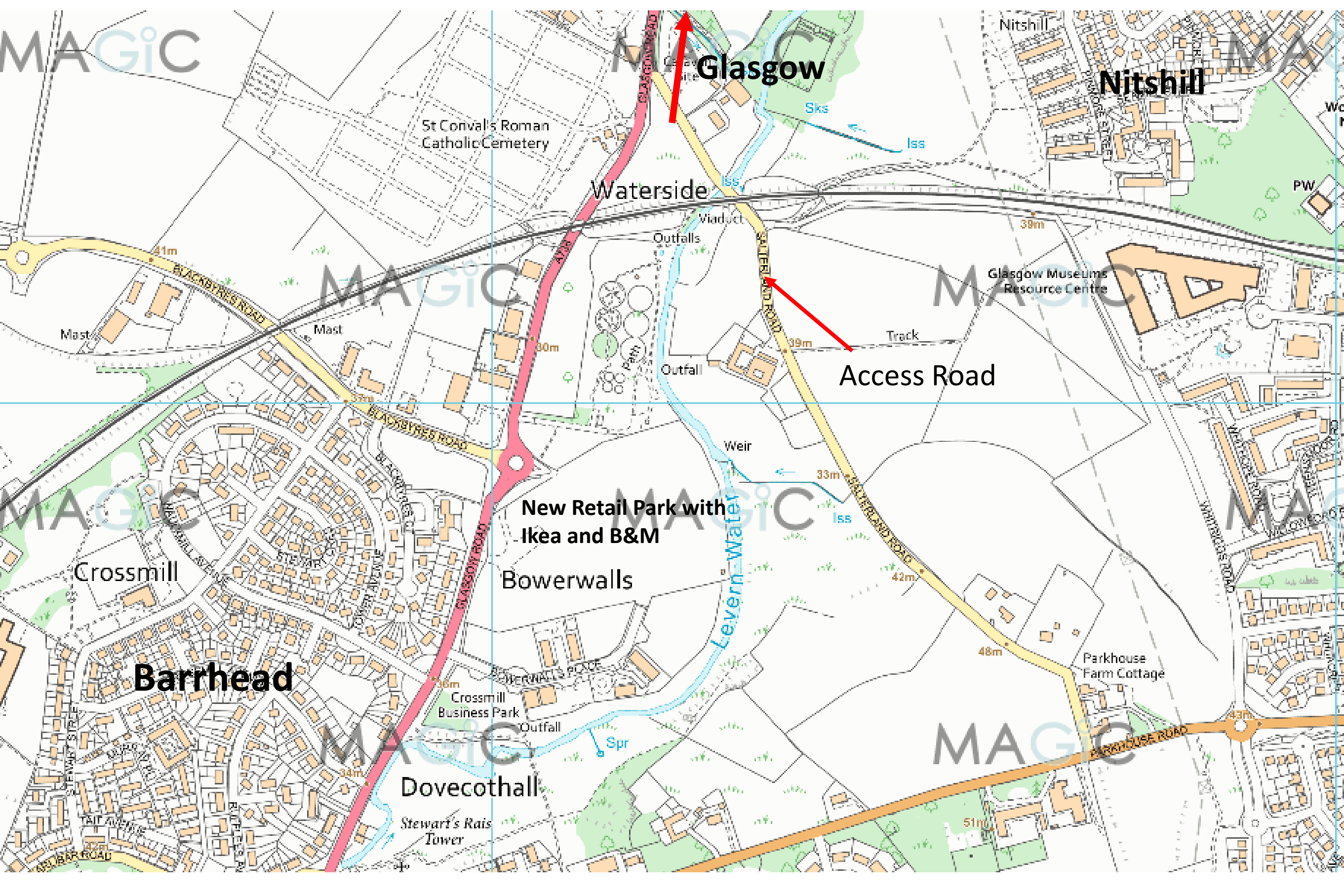












Glasgow

Nitshill

Waterside

Access Road

New Retail Park with  
Ikea and B&M

Bowerwalls

Barrhead

Dovecothall



## **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, Caldercruix, North Lanarkshire. 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 near Caldercruix and at Salterland Farm 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 one other log house as in the case below (Eastfield Farm) 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.

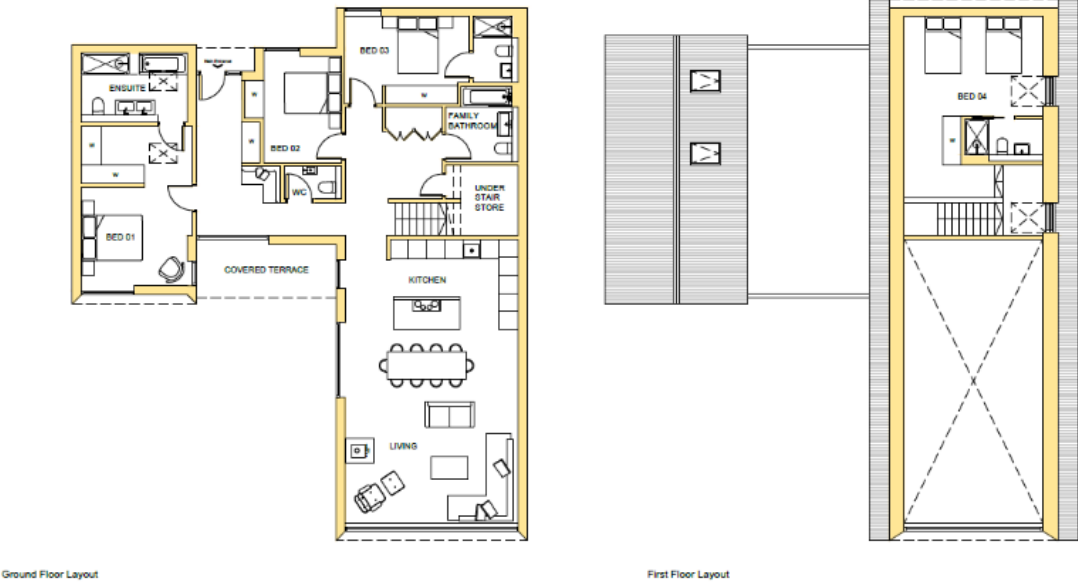
#### Legacy and Landmark

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

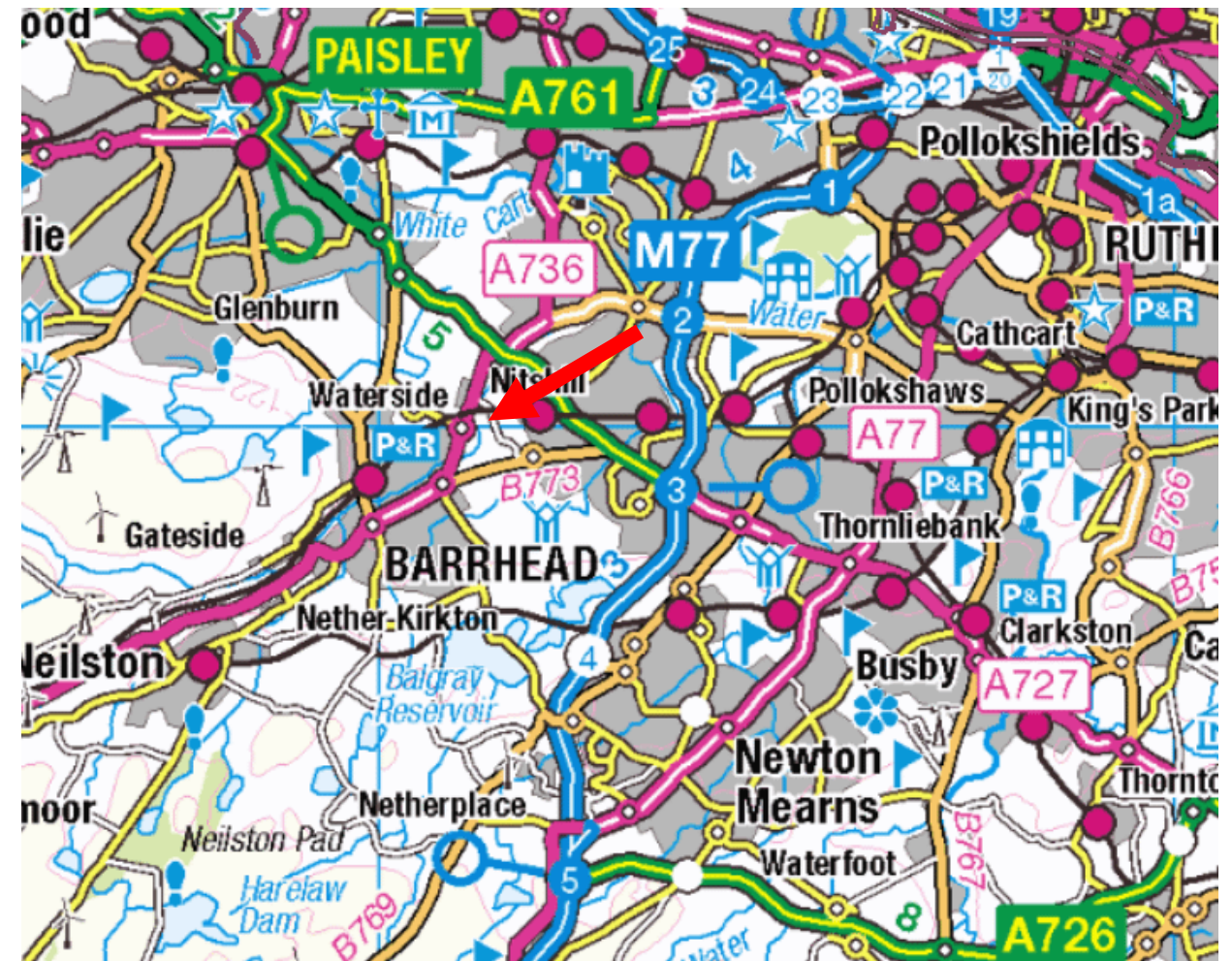
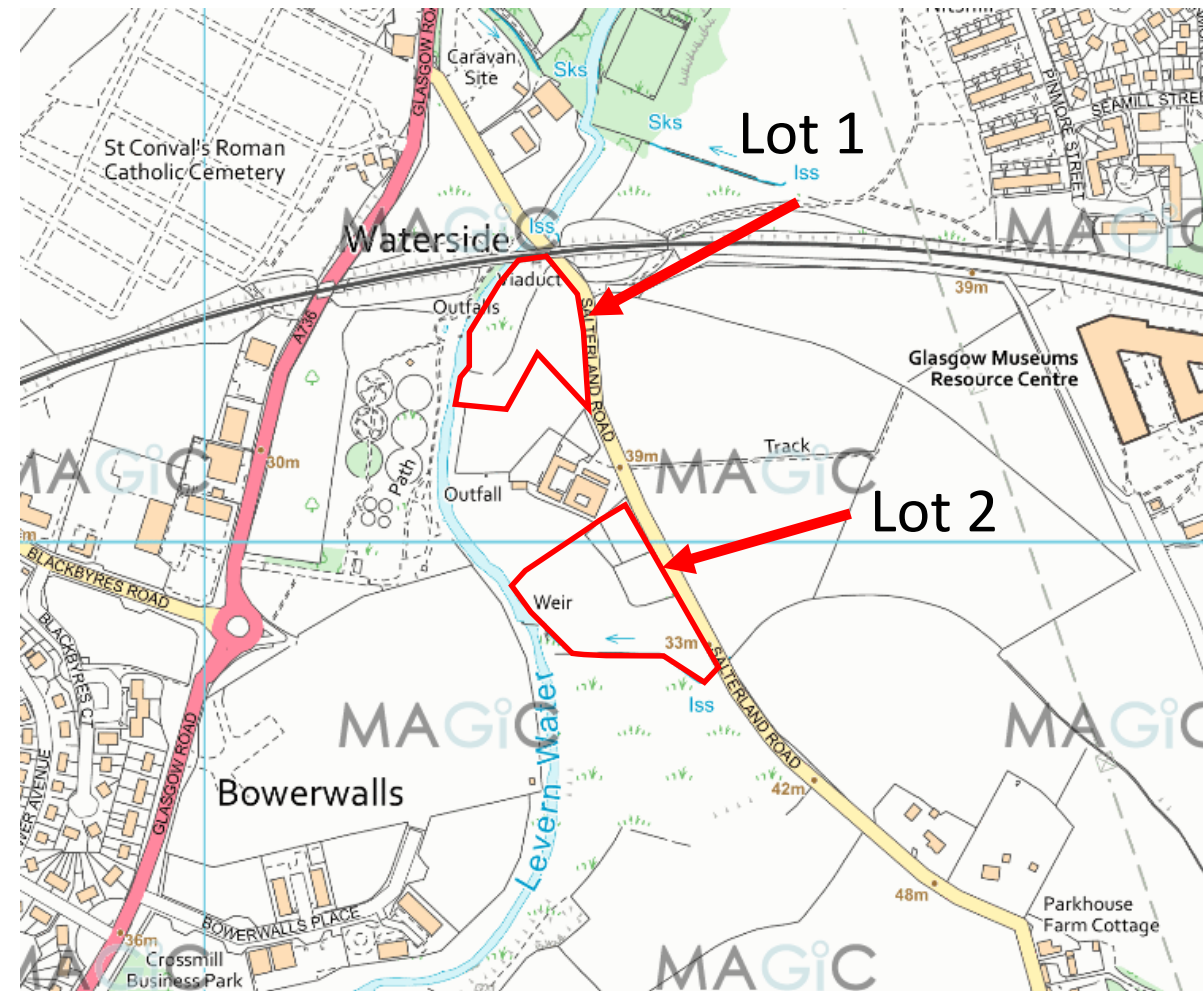
House Type A - 4 Bedrooms



House Type B - 3 Bedrooms







## Directions

### From Glasgow

Exit the M77 junction 2. Take the Barrhead on the B773, you come out of South Nitshill and pass the Hurlet roundabout. Proceed past the new cemetery buildings on the right after the new fencing down a narrow unclassified public road. It goes under a railway. Turn next right into the farm and phone Saj Ali **(07307 210890)** who will be in the farm steading courtyard house. He will show you the attractive Salterland site near the burn or the wooded site south of the horse arena.

## 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.

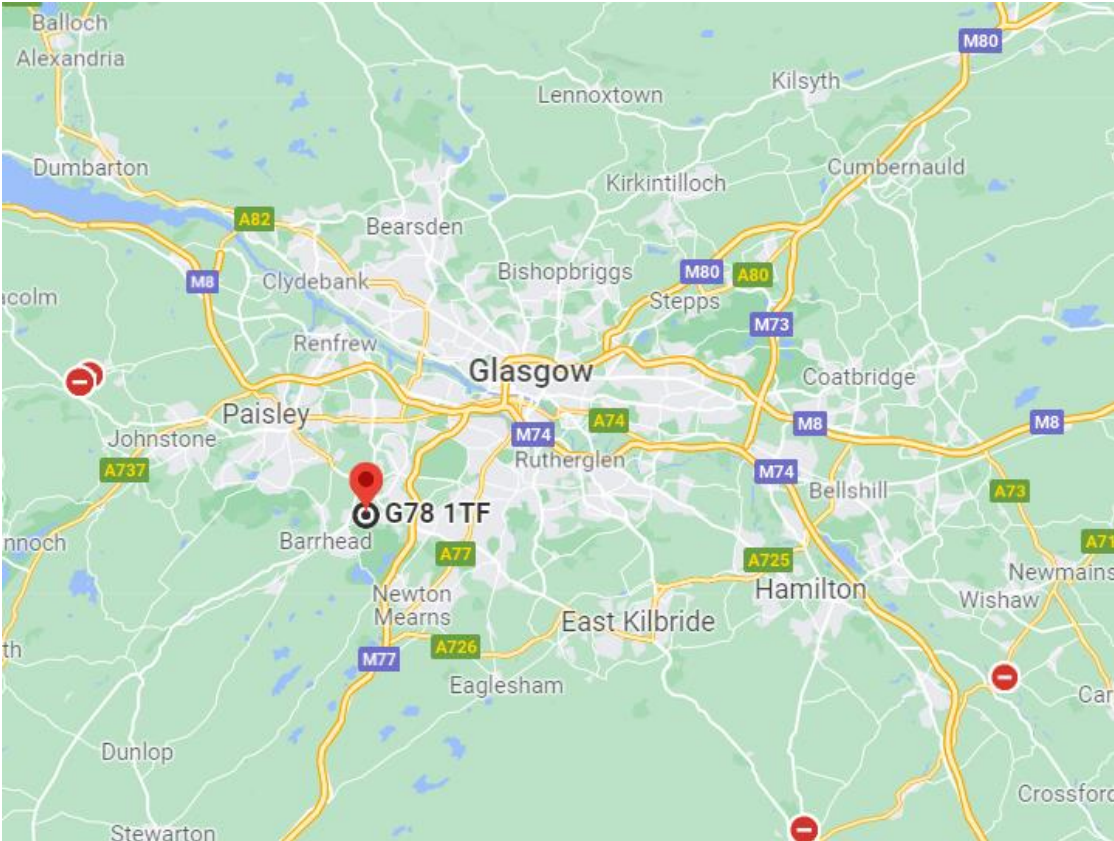
**Misrepresentations**

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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