

FOR SALE

LSD

LONDON & SCOTTISH DEVELOPMENTS
A DIVISION OF LONDON & SCOTTISH
PROPERTY INVESTMENT MANAGEMENT

Prime development site – prominent location

Residential or commercial development opportunity

6.11 acres approximately

Ferry Village Gateway, Braehead



LOCATION

The site occupies a high profile location at the entrance to Ferry Village within the heart of Braehead Park, and approximately 1 mile from Renfrew town centre. Renfrew has a population of approximately 22,500 and is located around 6 miles from Glasgow.

The wider Braehead Park area offers significant amenity with Braehead Shopping Centre, Braehead Retail Park, Xsite (formerly Soar), Sainsburys, Ikea, Decathlon and Dobbies.

There are strong road links to the site connecting with Renfrew town centre to the west; Queen Elizabeth University Hospital further east; and the wider Motorway network accessed from Junction 26 of the M8. There are also strong public transport links nearby including a bus station at Braehead shopping centre.



DESCRIPTION

The site is situated on a prominent corner location at the junction of Kings Inch Road/ Laymoor Avenue with extensive frontage to both. Access to the site is easily gained from Laymoor Avenue.

The site is at the natural gateway to Ferry Village from Braehead Park via the existing roundabout that accesses Braehead Shopping Centre and XSite.

The site is generally level and regularly shaped and has recently been cleared in readiness for future development.

FERRY VILLAGE/ BRAEHEAD

Braehead and Ferry Village has seen significant regeneration and redevelopment in recent years. Ferry Village is now an established and successful residential area which has been developed out over recent years totalling over 2,000 new homes delivered by major plc housebuilders including Bellway, Taylor Wimpey, Miller, Barratt and Robertson.

Major employers in the area include The Queen Elizabeth University Hospital, Glasgow International Airport, Babcock Doosan, Diageo, Howdens, Hillington Park and Braehead's various retail and leisure occupiers. Local occupiers include Sainsburys, Audi, Porsche, Aldi, Ikea and Decathlon.

The regeneration will continue with 'Glasgow City Deal' proposed new Renfrew/Yoker bridge over the River Clyde currently programmed for completion in 2024, this will create greater connectivity between Renfrew/Braehead and Yoker/Clydebank to the north over the river.



PLANNING

Residential development could form a logical extension to the already developed residential neighbourhood to the west, with an access formed off Laymoor Avenue. Further, the existing LDP indicates that the land is located at a 'Gateway' into the area so there is potential to increase heights and density. Other commercial land uses could also be acceptable.

Whilst the site is currently zoned for employment uses, the existing LDP will soon be superseded by a new LDP which has been through its examination process and reported on by Scottish Government Reporters in January 2021. The new LDP will become the adopted plan and will shortly identify the site as 'White Land' with no specific land use zoning or preferred land use and located within the urban area.

For further information contact Renfrewshire Council Planning Department Tel: 0300 300 0144

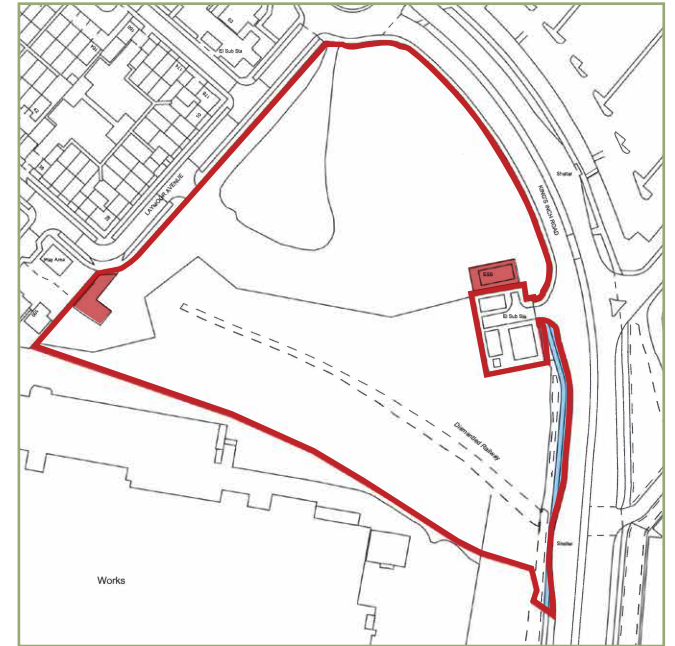
SITE AREA

Gross title area = 6.33 acres

Net area (deducting pump station; SP unit and footpath) = 6.11 acres

TECHNICAL AND OTHER SITE INFORMATION

An extensive and intrusive site investigation has been carried out, this together with full suite of site information is available to qualifying parties via an online Dataroom on request to the selling agents.



OFFERS

Offers are invited for purchase of the Heritable interest in the site.

NOTE - Interested parties should note that only offers with conditionality in relation to grant of satisfactory Planning Permission will be considered. For the avoidance of doubt offers received subject to other suspensive conditions e.g. Site Investigation report, abnormals, Title, Survey etc. will not be considered.

ENQUIRIES

All notes of interest and enquiries through sole selling agents:



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