

CROFTFOOT FARM

GLENBOIG, NORTH LANARKSHIRE, G69 8HA

FOR SALE

- Residential development site
- Approx. 7.4 acres GDA
- Planning Permission in Principle (PPP) for 80 houses
- Part of a wider master plan

Context

The subjects comprise part of the rapidly changing Gartcosh/Glenboig Community Growth area in North Lanarkshire.

The community growth area forms part of a 20 year strategy for development around key transport infrastructure and the major commercial development at Gartcosh Business Park. Development in the area has accelerated over the last 12 months including a number of key milestones:

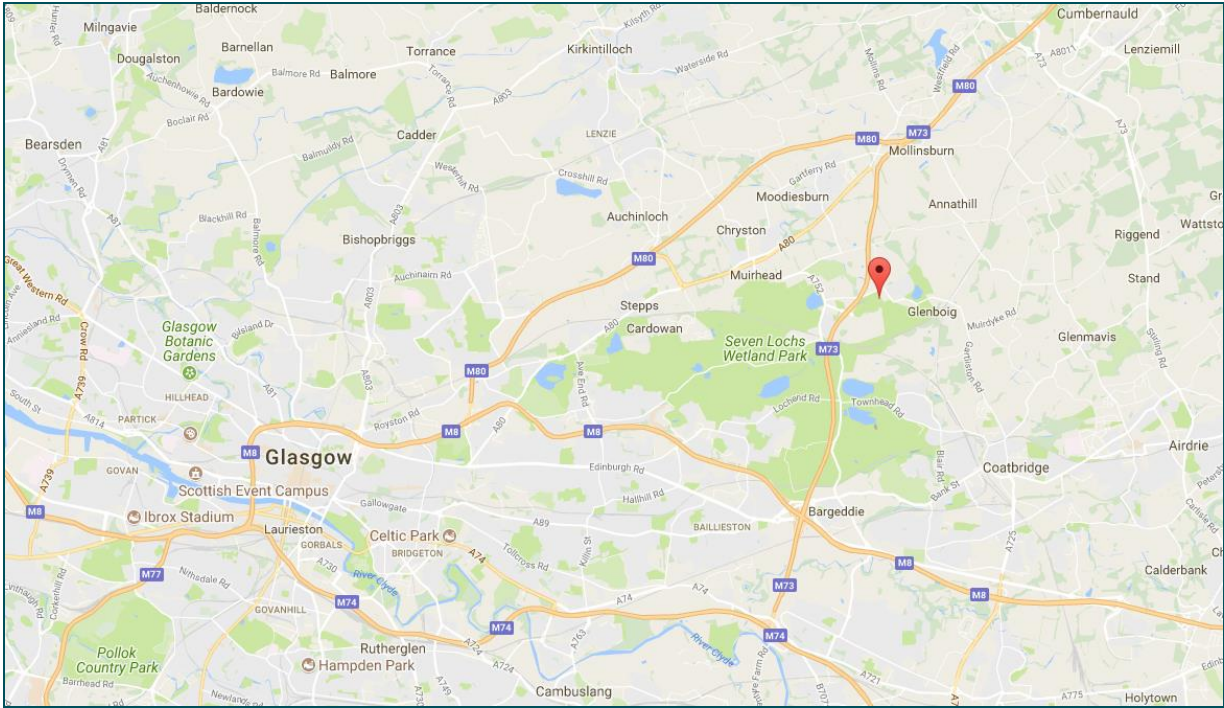
- Full Masterplan permission for 1040 units at Glenboig and agreement of S75 requirements.
- At neighbouring Garnqueen, Muir Homes have lodged their Reserved Matters planning application (February 2017) for 158 units.
- The Link road directly connecting Glenboig to the M73 and Gartcosh Railway Station is now under construction.

Location

Glenboig is approximately 6 miles from Airdrie, 3 miles from Coatbridge, 10 miles from Glasgow and 8.5 miles from Cumbernauld.

The site is ideally located for Scotland's motorway network – the M73, M80, M8 and M74 are all within a 10 minute drive.

A new Link Road (under construction) will provide direct access to the Gartcosh Business Park, Junction 2a of M73 and Gartcosh station, where a 30 minute service is available to Glasgow Queen Street, Cumbernauld and Falkirk.



Site Plan

A more detailed site plan is available on request.



Indicative Site Plan

An indicative site plan has been prepared showing 80 dwellings:



Planning

The site benefits from Planning Permission in Principle – Ref: 14/01594/PPP as part of the wider Glenboig master plan:

- Section 75 agreement has been signed

Services

- A multi-utility agreement has been reached with SSE

Technical information

A full technical pack is available on request containing:

Technical Pack
Archaeological assessment
Site Investigations (desk top)
Site constraints plan
Land classification for agriculture report
Traffic data
Noise assessment and report
Built heritage and Archaeology report
Utilities plan
Flood risk assessment
Water Impact Assessment
Drainage Impact Assessment
Multi Utility Agreeemnt
Electricity Infrastructure Plan

Offers

Offers are invited for the site “as is” with the benefit of the existing consent or alternatively subject to detailed planning consent.

Contact

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