

# FOR SALE

## PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.42 Hectares (3.5 acres)

**AUCHENHOWIE ROAD, MILNGAVIE G62 6EJ**



ON THE INSTRUCTION OF



**Scottish  
Water**  
Trusted to serve Scotland



pollock  
property  
advisors

0141 332 0606

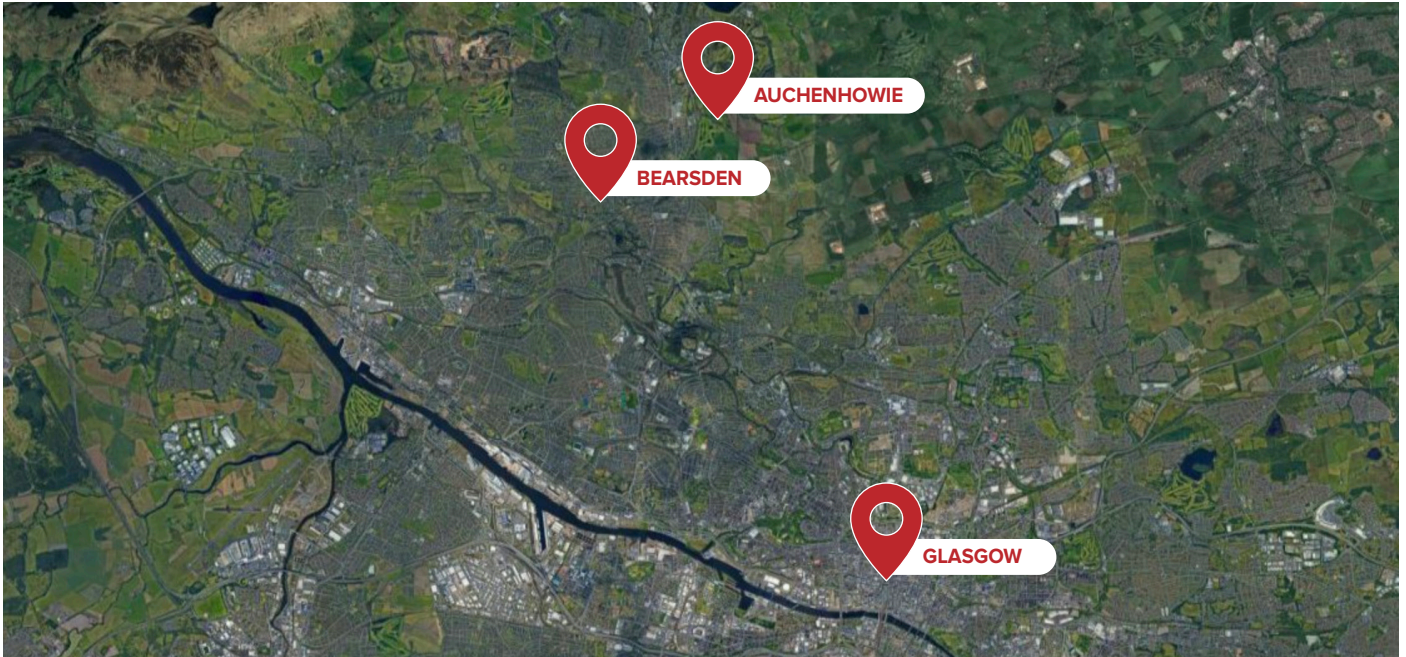
**Lambert  
Smith  
Hampton**

0141 226 6785



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## LAND AT AUCHENHOWIE MILNGAVIE G62 6EJ



### LOCATION

Milngavie is an attractive and prosperous suburb located 6 miles northwest of Glasgow City Centre. It has excellent transport links and can be easily reached by car, bus or 20 minute train journey. The site is situated on the southern edge of Milngavie set back from Auchenhowie Road and adjacent to Milngavie & Bearsden Sports Club. Rangers FC training facility is immediately to the east and Douglas Park Golf Club to the south.

Milngavie benefits from a choice of highly regarded primary and secondary schools. The town centre has an excellent retail and hospitality offer. Foodstores include Waitrose, M&S, Tesco and Aldi.





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### THE SITE

The site extends to 1.42 Hectares (3.5 Acres) or thereby. Access is taken from Auchenhowie Road (A807) to the north with the access road following the route of the Allander Water adjacent. The main body of the site is elevated from the adjacent uses. Part of the larger site outwith the area shown on the indicative plan will be retained by Scottish Water for operational use. Further details upon request.

### PLANNING POSITION

East Dunbartonshire Council (EDC) published their Proposed Local Plan (LDP2) in October 2020. On 29 September 2021 the Council received notification from the Scottish Government of the appointment of Reporters to carry out an examination of the proposed LDP2. The examination is ongoing.

The site is within the greenbelt as currently defined in the adopted Local Plan however it is brownfield land and sits within defensible boundaries formed by the adjacent sports uses. The site has not been designated or allocated.

All interested parties are encouraged to make their own planning enquires direct to EDC Planning Department.



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### TECHNICAL INFORMATION

The following information can be made available including:

- ACCESS REPORT
- TITLE
- PLANNING HISTORY



### EXPRESSIONS OF INTEREST / OFFERS

Interested parties are advised to note their interest in writing to the joint selling agents. The seller is anticipating a conditional sale. The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

Offers are invited for the Heritable interest in the site. The development opportunity is outlined in white on the plan below. It should be noted that the sellers control a wider landholding and part will, as indicated, be retained for operational reasons. There is scope to vary the extent of land included within the sale subject to operational requirements being met.

### FURTHER INFORMATION - PLEASE CONTACT THE JOINT SELLING AGENTS



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