



FOR SALE

FORMER SGN DEPOT NORTH STREET, ARMADALE EH48 3QD

- Site area of C.3.92 acres (1.59 Hectares)
- Located on the north side of North Street
 - Brownfield development opportunity
- Only 3.3 miles from Junction 4 of the M8 Motorway
- Range of potential uses including, industrial or residential development, with the necessary consents.

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- 1. NORTH STREET, ARMADALE
- 2. Colinshiel Court Sheltered Housing
- 3. Drummond Distribution

- **4.** St Anthony's R C Primary School
- **5.** Bellway & Taylor Wimpey Developments
- 6. M8 Motorway 3.3 miles from site

DESCRIPTION The site extends to 3.92 acres (1.59 Ha) and is currently a secure storage compound. The site was previously used as a storage site for SGN equipment and Gas holder, which has now been removed.

Recently Armadale has enjoyed substantial expansion in the town with both Taylor Wimpey and Bellway undertaking substantial developments a short distance from North Street. Alternative uses, such as open storage may be considered.

...Extensive development opportunity...





PLANNING The site is allocated for business and industrial use. While no investigations have specifically been made, we anticipate that industrial development would not be an onerous application.

Alternatively, the site neighbors a residential development so may be also of interest to residential developers. Any residential application will need to demonstrate that there is no required industrial use for the site.

...located minutes from recent residential developments by Taylor Wimpey and Bellway as well as Junction 4 of the M8 motorway ...

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OFFERS

Offers are invited for our clients heritable interest

Whilst our clients preference is for clean offers, they will consider offers suspensive on planning.

FURTHER INFORMATION

Should a closing date for offers be set, any interested parties are advised to notify the sole selling agents of their interest in order to be kept advised of a closing date.

Offers will be required to be in Scots legal form and should provide information relative to their offer supporting their proposal both in terms of technical consideration and deliverability as well as being able to demonstrate ability to fund the proposed development. Information which requires to be submitted with the legal offer will be set out in the closing date potification letter.

VIEWING ARRANGEMENTS

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald

Mark Gillies 0141 332 1194 0778 729 1149 MARK.GILLIES@G-S.CO.UK

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