

FOR SALE
HOTEL + LEISURE

**GRAHAM
SIBBALD**



**Devil's Pulpit Visitor Centre and Restaurant Development,
Nr Killearn, G63 9QJ**

- 23 acre site with detailed planning consent
- Thoroughly considered development
- The natural phenomenon already attracts over 70,000 people per annum
- Projected to rise to 350,000 once visitor centre completed
- Planning includes 150 car parking spaces
- Possible theatre/dinner experience once complete

SITUATION

The Devil's Pulpit is a natural phenomenon that is a 90 to 100 ft deep narrow gorge carved out of red sandstone by glaciers. At the very bottom of the gorge is a small flat-topped rock formation (the pulpit). The river waters that run through the gorge are said to run red with blood (because of the red sandstone bedrock).

The gorge itself is located to the southwest of Killlearn, an affluent village to the north of Glasgow. The site is only some 30 mins drive from the centre of Glasgow City. The proximity of the site to the very busy A809 and the A81 means the site is very well provided for communications. The site is only some 1.5 miles from the southern boundary of the Loch Lomond and Trossachs National Park.

The Devils Pulpit has been made famous because of its use in several Hollywood productions such as The Eagle, Detective Pickachu, Guy Ritchie's King Arthur and the TV series such as Taggart; Neil Oliver's Ancient Britain; a Sherlock Holmes; and Outlander. The use of the gorge means the site is on the film and TV itinerary for international and national tourists who want to experience these film and TV locations, otherwise known as "Set-Jetting". The development scheme has taken this into account, and the bridges across the gorge will not affect future productions and may make the lighting of the set easier for the film crews.

The gorge, unfortunately, is currently a potential safety hazard as people are not careful near the edges of the gorge, and there have been a few rescues. There is, therefore, a considerable amount of safety railings and improvements to access included in the development. We understand that this is one of the key drivers behind the consent being approved.

The location of the property is shown on the appended plan.

THE PROPERTY

The site is a mix of open farmland as well as the gorge itself. The topography of the site drops down from the northwest corner to the southeast corner. There are about 10 acres of amenity land included in the sale.



SERVICES

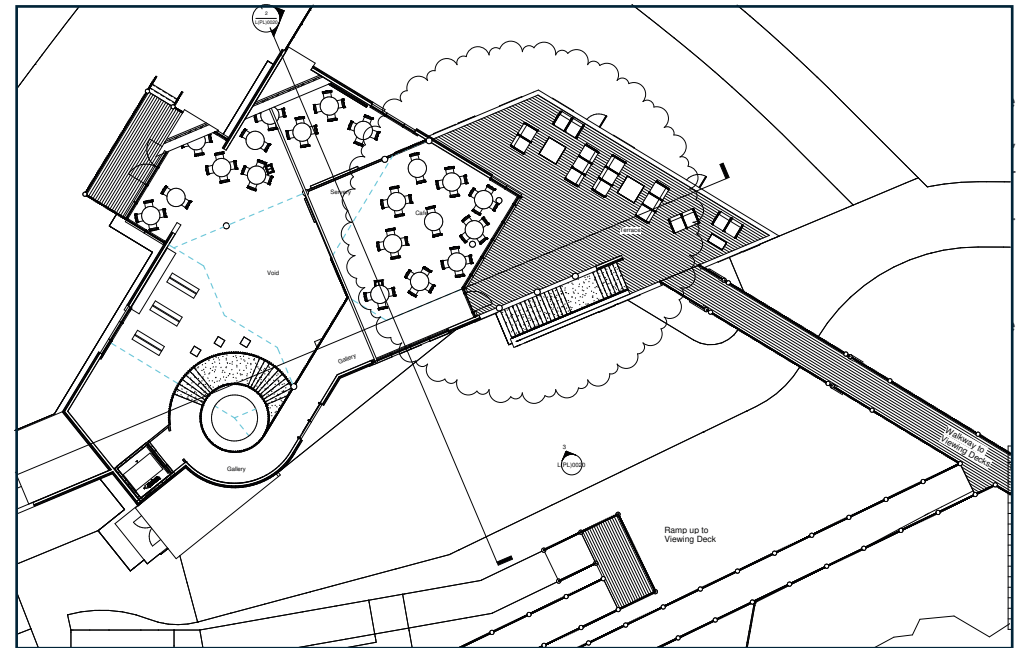
We understand that there are services running near the site. Although a cost analysis for connecting to these has not yet been carried out, the proximity of other nearby developments will minimise the cost of connecting services.

PRICE

The price for the land will be provided to seriously interested parties on application.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.





For any queries or to arrange a viewing, please contact —



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6. Date of Publication: July 2021