

FOR SALE  
COMMERCIAL DEVELOPMENT OPPORTUNITY  
C. 1.2 ACRES (0.48 HECTARES)



# Kilpatrick Drive Erskine

PA8 7AF



**FORSALE**

**COMMERCIAL DEVELOPMENT  
OPPORTUNITY  
KILPATRICK DRIVE, ERSKINE  
PA8 7AF**

- Site area of C.1.2 acres (0.48 Hectares)
- Located on the south side of Kilpatrick Drive
- Only 7 minutes from Junction 29 of the M8 Motorway
- Suitable for a range of potential uses including, industrial or commercial development, with the necessary consents.
- Located within a outlined "Transition Area" according to Renfrewshire Council's latest LDP

**DESCRIPTION** The site extends to 1.2 acres (0.48 Ha) and is currently accessed off of Kilpatrick Road. The opportunity is regular in shape with frontage to the A726 which is the main connecting road between Inchinnan and Erskine.

The site is partially cleared, which is ready for immediate development, while the remainder is woodland. We understand that no TPO's have been placed against the site.

*...Rarely available  
development opportunity...*



**PLANNING** The site is located in an area outlined as a "Transition area" according to the latest Renfrewshire Local Development Plan (2021). Transition Areas are primarily on land where change is anticipated and encouraged.

The sites neighbors provide are occupied by a number of different uses, with Nursery, Crossreach School and industrial production facilities.

*...located minutes from Junction 29 of the  
M8 Motorway and Glasgow Airport...*



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ERSKINE  
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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 notification letter.

## VIEWING ARRANGEMENTS

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

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 **GRAHAM  
SIBBALD**

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