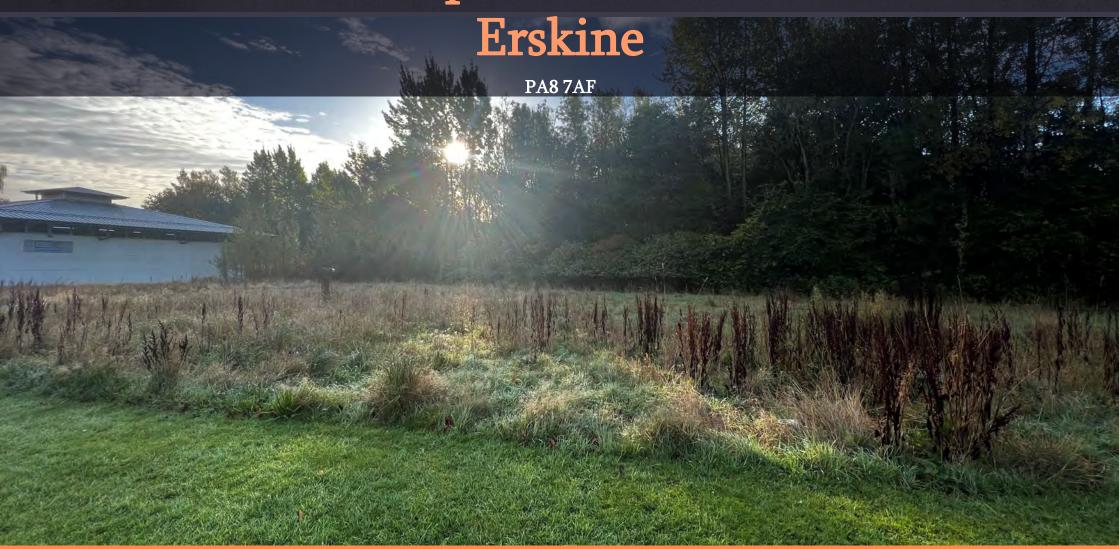


# Kilpatrick Drive



# **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

COMMERCIAL DEVELOPMENT OPPORTUNITY PAGE 2

**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...

PAGE3 COMMERCIAL DEVELOPMENT OPPORTUNITY



FOR SALE

# KILPATRICK DRIVE ERSKINE PA8 7AF

## **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 latter.

# VIEWING ARRANGEMENTS

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

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

Tom Conway 07810 544912 TOM.CONWAY@G-S.CO.UK



These particulars are intended as guide only. Their accuracy is not warranted or guaranteed Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices. Date of Preparation of Details Ordner 2022