

FOR SALE

PROMINENT DEVELOPMENT OPPORTUNITY

- 2.27 ac. / 0.94 HA
- 6 minutes from J29A of the M8
- 14 miles from Glasgow City Centre

**Ingliston Drive
Bishopton
Renfrewshire**



Land at Ingliston Drive Bishopton

Graham + Sibbald are delighted to present to market a rare opportunity to acquire this c. 2.27 acre residential development site in the heart of Bishopton, Renfrewshire.

The site is located c. 14 miles west of Glasgow city centre on the western outskirts of the ever popular village of Bishopton and is situated to the north and south of Ingliston Drive. It is within an area of Greenbelt with surrounding land uses comprising agriculture and residential developments.

The site benefits from excellent transport links being c. 6 minutes west of junction 29A of the M8 motorway, the main arterial road linking Glasgow, the central belt and Edinburgh. The M898 can also be accessed c. 2.5 miles to the west and connects the site to the popular Glasgow West End and Loch Lomond.

The site lies adjacent to Dargavel Village Community Growth Area which is delivering 4000 new homes and supporting services and facilities. Bishopton has an active community with a range of facilities on offer including a primary school, health centre, sports grounds, local shops, churches and a selection of drinking and eating places.

Bishopton Train Station lies around 1 mile to the east and provides regular services to both Paisley and Glasgow.



EXCELLENT LOCATION



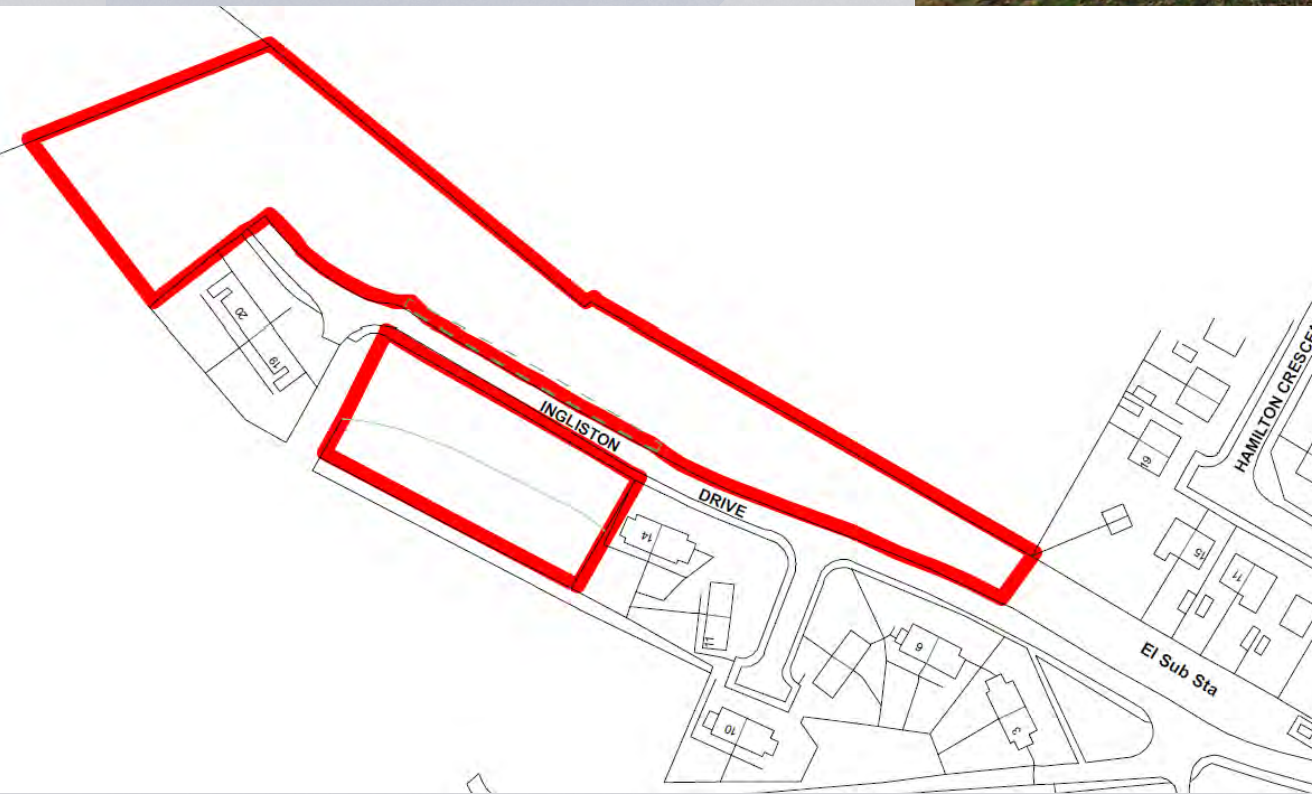
Land at Ingliston Drive Bishopton Renfrewshire

DESCRIPTION

This level site extends to 2.27 ac. (0.94 HA) approximately and is set either side of Ingliston Drive, overlooking undulating farmland on the edge of Bishopton.

The area of land allocated for the potential residential development is situated on either side of Ingliston Drive, with circa 1.75 acres north of the Road and 0.5 ac. between two residential dwellings on the south side.

This site provides an excellent opportunity for small scale residential development or self-build houses in a popular residential area within Bishopton, in accordance with the Local Development Plan.



PLANNING

The site is considered an appropriate greenbelt housing site in the context of the Bishopton area and has been noted in the latest Renfrewshire Local Development Plan 2021 as a House Self-Building Opportunity.

Relevant statutory land use policies are set out in the Renfrewshire Local Development Plan and associated New Development Supplementary Guidance is available [here](#).

The development site is covered by Policy P1 within the Plan, which supports development proposals that are compatible and complementary to existing neighboring uses.

Within these areas on there will be a general presumption in favour of a continuance of the built form.

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TENURE

Heritable Interest (Scottish Equivalent of English freehold).

LEGAL EXPENSES

Each party will be responsible for their own legal expenses with the Purchaser being responsible for any LBTT and registration dues.

VAT

Please note that the site has been elected for VAT with VAT payable on the purchase price.

Anti-Money Laundering (AML) Processes

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

OFFERS

Offers are invited, however 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



FURTHER INFORMATION

For further details please contact the sole selling agents:



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