

Ryden.co.uk

0131 225 6612

7 Exchange Crescent, Edinburgh, EH3 8AN
Tel: 0131 225 661

For Sale

Strategic Distribution/ Industrial Site



Badenheath Farm, Junction 4, M80, Cumbernauld

- Approx 49 Ha (121 Acres)
- Local Development Plan Allocation For Employment Use

Viewing strictly by appointment
with selling agents.

Contact:

Agency Contact

David Fraser
T: 0131 473 3273
E: david.fraser@ryden.co.uk

Planning Contact

Ged Hainey
T: 0141 270 3107
E: ged.hainey@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

London
020 7436 1212

Badenheath Farm, Junction 4, M80, Cumbernauld

LOCATION

Badenheath Farm is located directly adjacent to Junction 4 (Mollinsburn) of the M80 and Junction 3 of the M73. We believe this location represents one of the finest opportunities for a large scale distribution park in Scotland given its excellent transport links following completion of the upgrade of the M80 motorway.

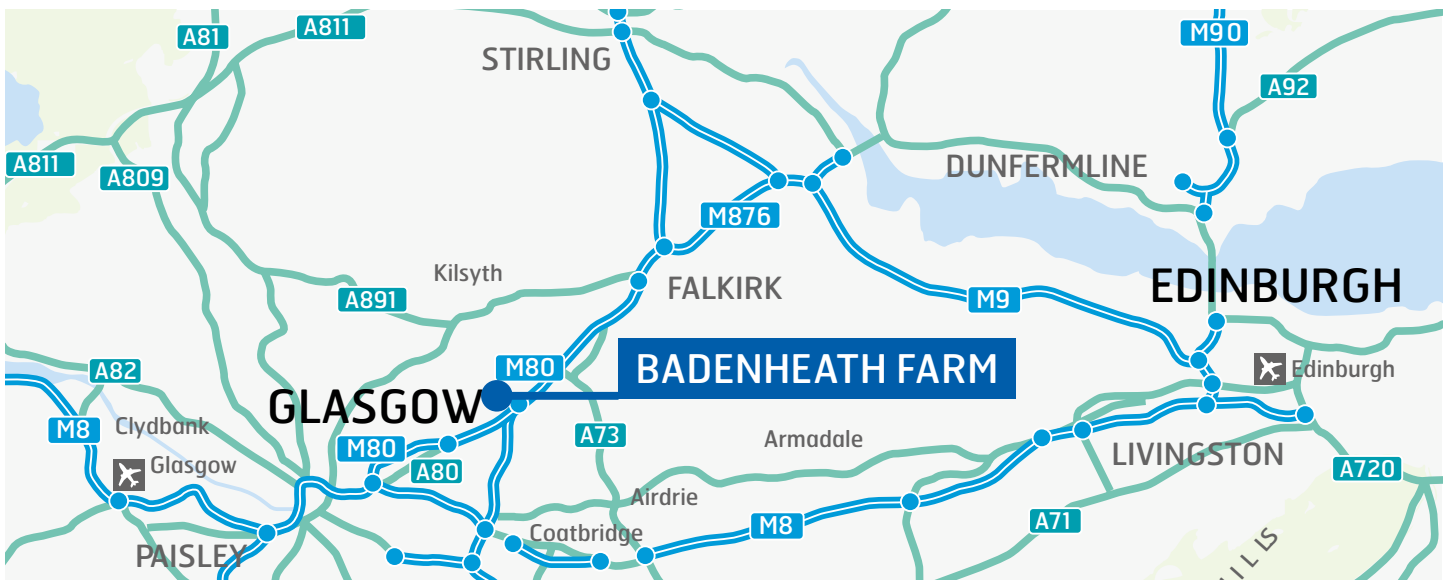
The site's strategic location gives access to the following major cities and transport links.



Glasgow city centre	10 miles to the south west
Edinburgh city centre	40 miles to the east
Stirling	16 miles to the north east
Inverness	140 miles to the north
Aberdeen	125 miles to the north east
Grangemouth Multi-modal Port	18 miles to the east
Glasgow International Airport	15 miles to the south west

Allied to the site's excellent location for access to all of Scotland's motorway network and major cities, the site sits at the head of the UK's principle motorway spine running from the South and the Midlands via the M73, M74 and M6 link up the east coast.

More specifically the site is located on the west side of Cumbernauld, one of Scotland's most successful new towns and home to a large number of high profile industrial and manufacturing companies such as Marks & Spencer, A G Barr plc, IBM. The site itself is located within East Dunbartonshire local authority area directly on the boundary with North Lanarkshire within which the adjacent Westfield Industrial Estate sits just to the north of J4M80/J3M74.



DESCRIPTION

The site available for sale extends to approximately 49 ha (121 acres) and is currently utilised as a dairy farm. The site is an irregular shape with a linear boundary to the east provided by Mollins Road and farmland to the north and west. The existing farm house and farm buildings are situated in a central position within the site, accessed via a farm track directly off Mollins Road to the south east of the site. The centre of the site occupies the highest area of ground indicated as approximately 80 metres and falls away from the central area to c. 60 to 65 metres along the boundaries of the site.

PLANNING

On February 23 2017, East Dunbartonshire Council adopted its first Local Development Plan (LDP), in accordance with the Town and Country Planning (Scotland) Act 1997 (as amended) and Town and Country Planning (Development Planning) (Scotland) Regulations 2008.

The Local Development Plan sets out the Council's long-term land use strategy and is intended to guide development and regeneration strategies by clearly illustrating where and how new development should take place. It also establishes those parts of East Dunbartonshire that should be protected from development.

The subject site has been identified as being suitable for storage and distribution facility subject to A. Protect and conserve the setting and site of Mollins Roman Fort Scheduled Ancient Monument B. Retain a buffer around the Luggie Water Important

Wildlife Corridor C. Maintain the integrity of Mosswater Local Nature Reserve D. Species surveys prior to development to include otter, water vole, badger, bat and nesting birds. Where habitats that provide shelter for protected species are removed as a result of development, a licence must be obtained from SNH and a Species Protection Plan must be prepared incorporating appropriate mitigation measures to compensate for the habitat loss. E. The functional flood plain of the Luggie Water should be left undeveloped. F. A landscape assessment is required. Design should minimise impact on the surrounding landscape. Native species should be planted which will contribute to enhancement of the green belt.

THE OPPORTUNITY

The landowners have promoted the site and its potential, through the planning process, for a large scale class 6 (storage and distribution) development. This proposed development recognises the severe shortage of large scale distribution sites remaining in prime location and as a result, consider the proposed development be of strategic importance to Scotland's ability to satisfy large scale buildings to support the country economic growth.





PROPOSALS

Our clients are willing to consider a range of disposal options including outright sale and option agreements. Interested parties should contact the sole selling agents, Ryden, to discuss proposal for the site in more detail.

VIEWING

Strictly by appointment with the sole selling agents.

FURTHER INFORMATION

For further information, please contact the sole selling agents.

Ryden LLP, 7 Exchange Crescent,
Edinburgh, EH3 8AN

Agency Contact

David Fraser

0131 473 3273

david.fraser@ryden.co.uk

Planning Contact

Ged Hailey

0141 270 3107

ged.hailey@ryden.co.uk