

FOR SALE

PRIME ROADSIDE DEVELOPMENT SITE

**GRAHAM
SIBBALD**



East Kilbride Road, Rutherglen,
Glasgow G73 5LJ

- Commercial Development Opportunity
- Excellently Situated South of Cambuslang
- Site Extends to 1.2 Hectares



To arrange a viewing please contact:



Stephanie Walker
Associate
stephanie.walker@g-s.co.uk
07803 896928

LOCATION

The site is located on the southern edge of the settlement of Cambuslang in South Lanarkshire. It benefits from an excellent location adjacent to key road routes and can provide local services for the existing communities and new housing development that has taken place (and is due to take place) in recent years in this part of the town.

DESCRIPTION

The site comprises an area of land of circa 1.2ha (3 acres) between two legs of the Roundabout at the area known as Cathkin on the southern boundary of Cambuslang in South Lanarkshire. The site is surrounded on all sides by development – including significant roads infrastructure, housing and commercial development.

PLANNING

In the current adopted South Lanarkshire Local Development Plan (2015), the site is allocated as greenbelt. However, it is considered that the site does not perform a typical green belt function and that there is an opportunity for commercial development in this location that can benefit the local community.

Subject to planning, the site would provide excellent local amenities for the surrounding area and roadside users. The site would be accessible by both vehicles and pedestrians, using the existing networks in place with appropriate improvements to make the site sustainable. Subject to planning, the site would provide excellent local amenities for the surrounding area and roadside users.

It is important to stress that this Proposal, is for a commercial development.

SALE PRICE

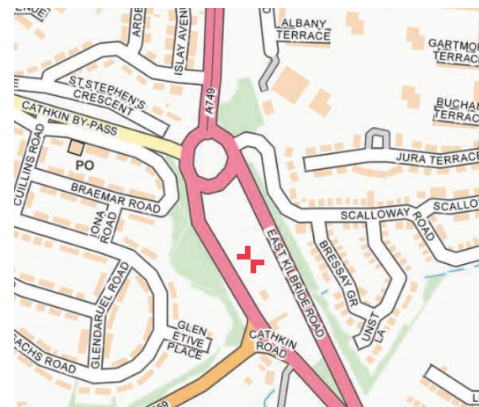
Offers Invited

TERMS

Further information on terms required for the site are available on request.

FURTHER INFORMATION

For further information please contact Stephanie Walker



ANTI-MONEY LAUNDERING (AML) PROCESS

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

IMPORTANT NOTICE

1. 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.
6. Date of Publication: September 2020