

FOR SALE  
SUBSTANTIAL DEVELOPMENT OPPORTUNITY  
C. 3.92 ACRES (1.59 HECTARES)



# North Street Armadale

EH48 3QD





**FOR SALE**

**FORMER SGN DEPOT  
NORTH STREET,  
ARMADALE  
EH48 3QD**

- Site area of C.3.92 acres (1.59 Hectares)
- Located on the north side of North Street
- Brownfield development opportunity
- Only 3.3 miles from Junction 4 of the M8 Motorway
- Range of potential uses including, industrial or residential development, with the necessary consents.





- 1. NORTH STREET, ARMADALE
- 2. Colinshiel Court Sheltered Housing
- 3. Drummond Distribution
- 4. St Anthony's R C Primary School
- 5. Bellway & Taylor Wimpey Developments
- 6. M8 Motorway 3.3 miles from site



**DESCRIPTION** The site extends to 3.92 acres (1.59 Ha) and is currently a secure storage compound. The site was previously used as a storage site for SGN equipment and Gas holder, which has now been removed.

Recently Armadale has enjoyed substantial expansion in the town with both Taylor Wimpey and Bellway undertaking substantial developments a short distance from North Street. Alternative uses, such as open storage may be considered.

*...Extensive development opportunity...*



**PLANNING** The site is allocated for business and industrial use. While no investigations have specifically been made, we anticipate that industrial development would not be an onerous application.

Alternatively, the site neighbors a residential development so may be also of interest to residential developers. Any residential application will need to demonstrate that there is no required industrial use for the site.

*...located minutes from recent residential developments by Taylor Wimpey and Bellway as well as Junction 4 of the M8 motorway ...*

# SUBSTANTIAL DEVELOPMENT OPPORTUNITY

FOR SALE

FORMER SNG DEPOT  
NORTH STREET, ARMADALE  
EH48 3QD

## 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.

Mark Gillies  
0141 332 1194  
0778 729 1149  
MARK.GILLIES@G-S.CO.UK

Joe Helps  
0131 240 5311  
0758 406 1146  
JOE.HELPS@G-S.CO.UK

 **GRAHAM  
SIBBALD**

0141 332 1194