



WATERSIDE ROAD, KIRKINTILLOCH, G66 3PE

FOR SALE (SUBJECT TO RELOCATION)

1,298 SQ M (13,966 SQ FT) ON 1.29 ACRE SITE

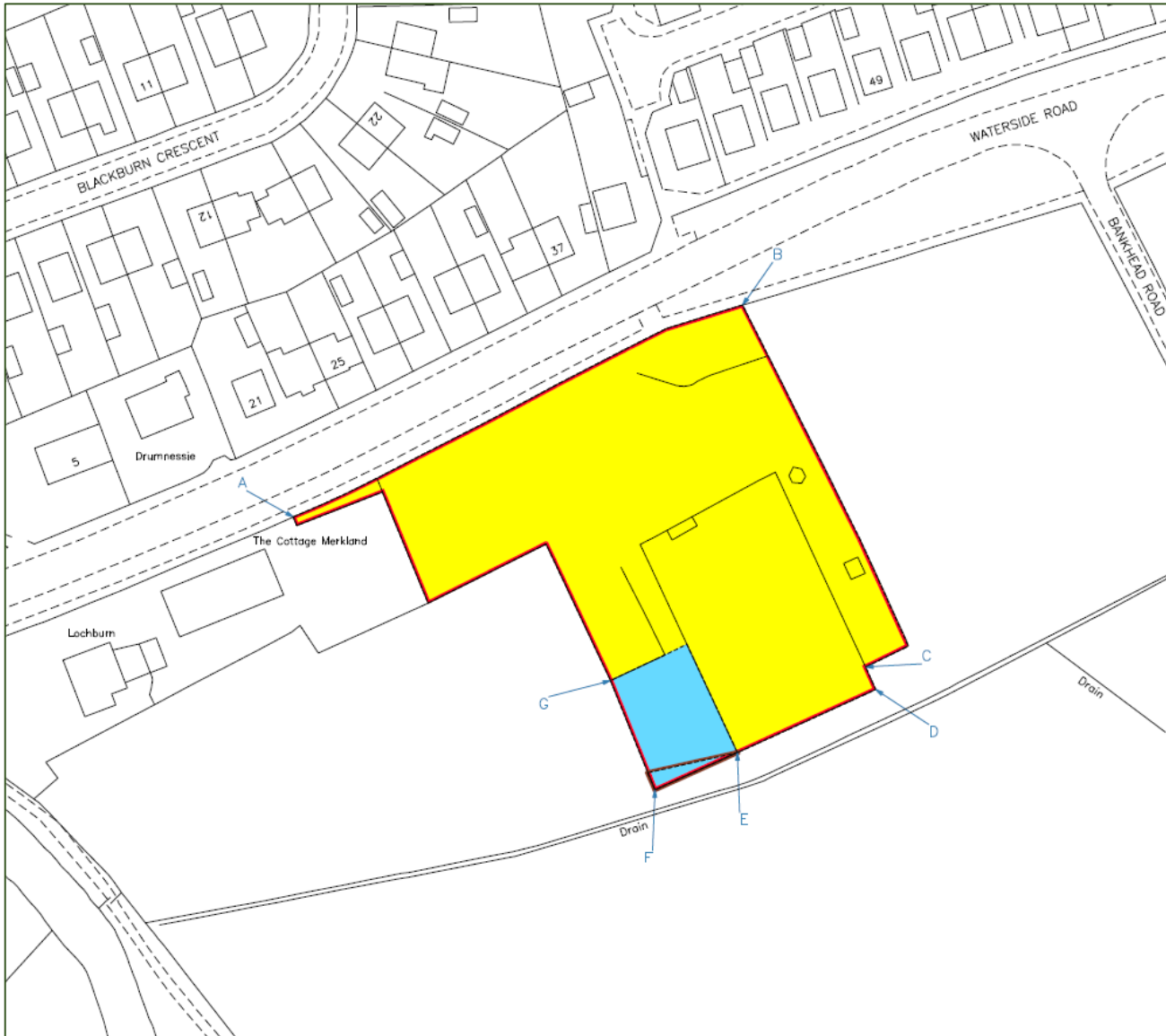
POTENTIAL REDEVELOPMENT OPPORTUNITY

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Location

The Monastery of Our Lady and Saint Joseph is situated on the south side of Waterside Road on the eastern outskirts of the town of Kirkintilloch. The adjoining land to the east and south consists greenbelt fields with a newly developed additional support needs school to the east of Bankhead Road. Housing is situated immediately to the west and across Waterside Road to the north. The wider surrounding area to the property consists predominantly residential along with Gartconner Primary School a further 8 minutes walking distance east. Kirkintilloch High School and Oxgang Primary School are a short walking distance west of the subjects. Waterside Road itself is an arterial route to Cumbernauld and serviced by a local bus operator connecting the subjects to Kirkintilloch Town Centre 1.5 miles west.

Description

The subjects comprise an extensive high-quality purpose built two-storey building. Internally the property provides a bespoke residential facility benefitting from:

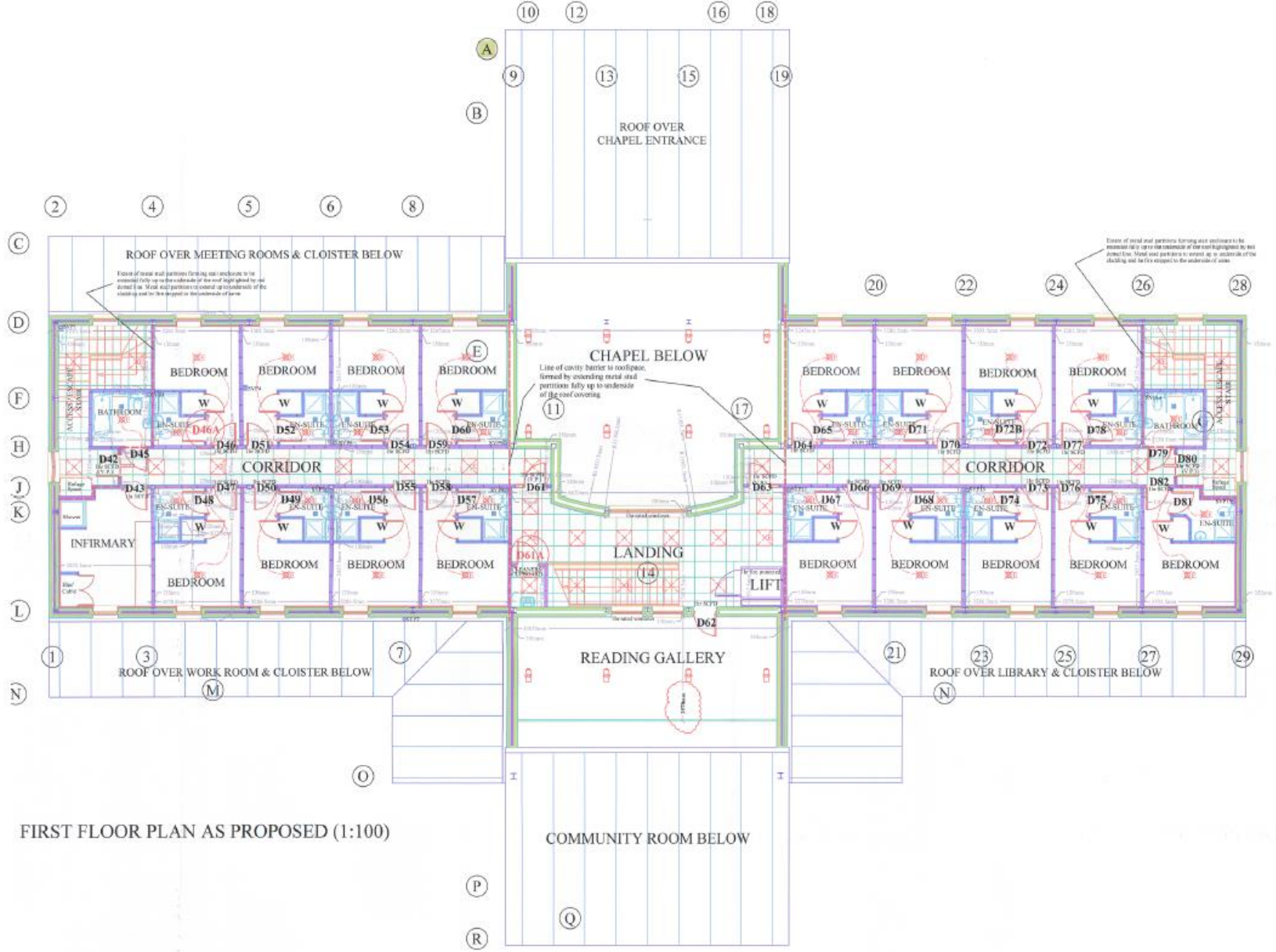
- Chapel
- Reception
- Offices / meeting rooms
- Work rooms
- Storage rooms
- Dining / community room
- Catering facilities with dining / community room
- Lift
- DDA compliant

At present there are 19 en-suite bedrooms with 2 on ground floor and remainder on first floor.

Externally, there is car parking to the front / west and a large double garage building. There is a storage / workshop building within the extensive rear garden. The property sits within mature landscaped gardens laid out to the east and south sides.

The frontage to Waterside Road is secured by a 6-foot blockwork wall with the remainder of the premises secured via fencing / hedges.

FIRST FLOOR INDICATIVE LAYOUT PLAN



FIRST FLOOR PLAN AS PROPOSED (1:100)



Planning

The premises are recognised as Class 8 (Residential Institutions) of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Recent nearby developments include:

- The Primary by Panacea Homes, a successful 15 home re-development of St Agatha's Primary School completed June 2021
- Brae O Yetts by Barratt Homes, a successful housing scheme on a former farm completed May 2023

Any parties whom would seek to redevelop or use the site for alternative uses are advised to engage with East Dunbartonshire Council Planning Department on planning@eastdunbarton.gov.uk or 0300 123 4510.

Schedule of Accommodation

The premises are measured on a Gross Internal Area basis:

Description	Area (sq m)	Area (sq ft)
Ground floor	860.2	9,259
First floor	437.3	4,707
Total GIA	1,297.5	13,966

The total area of the land ownership is approximately 0.523 hectares (1.29 acres).

Anti-Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Gerald Eve LLP are required to carry out due diligence not only on our clients but also on any purchaser.

Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence, date of birth and proof of source of funds before the transaction can complete.

Local Authority Rates

The property is enrolled to domestic rates with an entry of Band H. Queries relating to the tax valuation please refer to the Assessor's Department at East Dunbartonshire Joint Board on 0141 562 1200 or assessor@dab-vjb.gov.uk.

EPC

Available upon request.

Terms

Our clients are seeking offers for their heritable (freehold) ownership with vacant possession to be offered at an agreed date. Further information is available from the selling agents on request.

Viewing

To observe the privacy of the occupants any viewings must be strictly by appointment only through the sole agents, Gerald Eve LLP.

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2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
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4. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldve.com/privacy-statement/

Particulars issued July 2023.