

FOR SALE

**Crofthead Mill
Lochlibo Road,
Neilston,
GLASGOW
G78 3NA**

**Site Area:
2.7 Hectares
6.67 Acres**

**Buildings:
23,999 sq m/
258,317 sq ft**



- **Attractive locale.**
- **B listed buildings and associated land.**
- **Good road frontage.**
- **Close to popular village of Neilston**
- **Suitable for a wide range of uses (subject to planning)**

Location

Crofthead Mill is located on the northern outskirts of the village of Neilston, East Renfrewshire, approximately 10 miles south west of Glasgow City centre.

Neilston is a popular dormitory village (population c.5000) with a mainline railway station offering frequent services to Glasgow. Junction 3 of the M77 is approximately 10 minutes drive time.

The village has two primary schools. East Renfrewshire is one of the top performing local education authorities in Scotland.

Neilston benefits from easy access to the countryside and enjoys a host of other local amenities.

Description

The subjects comprise a large former Mill complex with associated yard and employment generating uses.

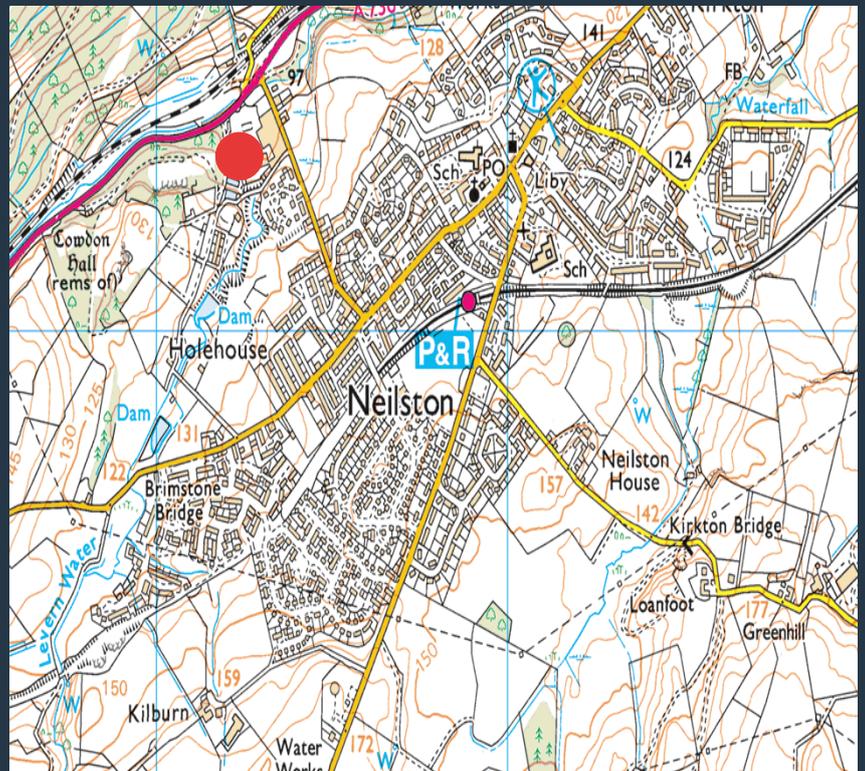
The Mill complex comprises 4 main buildings ranging from four to six storeys in height. The buildings generally have multi pitched and slated roofs with white-washed brick walls. The buildings are partially used for offices and storage purposes.

To the front of the buildings there is a generous yard area with ancillary car parking areas.

Accommodation

Building	No of Storeys	Floor Area (sq m)
1	4	3,240
2	6	12,731
3	4	828
4	5	7,200
Total		23,999 sq m (258,317sq ft)

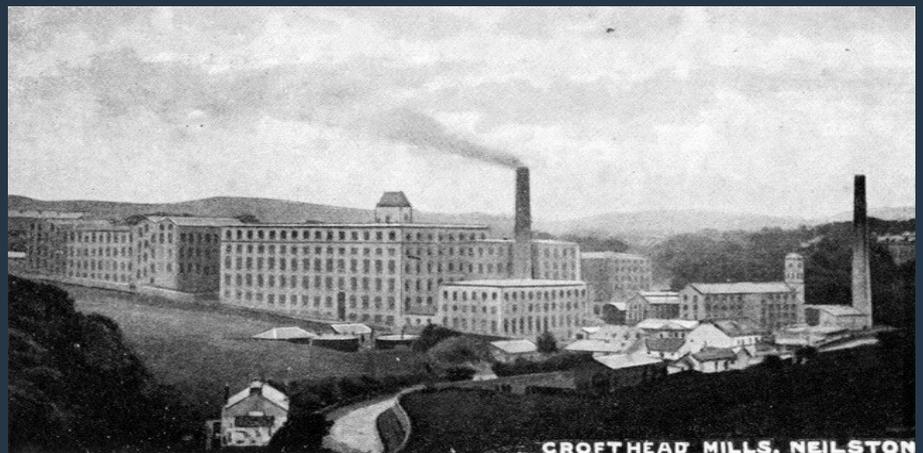
The complex occupies a site extending to 2.7 Ha (6.67 acres)



Planning and Possible Uses

The Planning Authority is supportive of the restoration and redevelopment of Crofthead Mill and its surrounds. It states that development should include the following elements:

- Restoration of the main mill buildings.
- A mixture of uses. Business uses ('Class 4' uses compatible with residential amenity) as this is one of few opportunities for such employment generating uses in Neilston.
- Residential use to provide accommodation in the village and to cross-fund the redevelopment. Affordable housing provision and developer contribution will be needed.
- Sustainable and attractive use of the watercourse currently running beneath the site.
- Flood risk along the route of the river will need assessment to ensure that any development is not at flood risk nor is exacerbating flood risk in the surrounding area.



For more details please contact East Renfrewshire Council 0141 577 3001 or go to: www.eastrenfrewshire.gov.uk/local-development-plan

Terms

Offers, exclusive of VAT, are sought for the seller's feehold interest in the premises.

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