

FOR SALE

UNIQUE DEVELOPMENT
OPPORTUNITY

WHITEHILL COURT
WHITEHILL AVENUE
KIRKINTILLOCH • G66 2HR

- Retirement housing development built 1975.
- Close to Kirkintilloch town centre.
- 46 bedroom/bedsit apartments.
- Across three blocks, all two storeys high.
- Site area of approx. 1.0 acre (0.40 Hectare).

**OFFERS OVER
£300,000 INVITED**



LOCATION

Whitehill Court is a popular retirement development which is located to the north east of Kirkintilloch town centre in the region of East Dunbartonshire.

Kirkintilloch is the administrative centre for East Dunbartonshire and boasts a resident population of approximately 21,000 persons. Kirkintilloch lies approximately 9 miles north of Glasgow City Centre and there are a number of well-established Glasgow affluent suburban areas within 5 miles including Bearsden, Milngavie and Bishopbriggs. Kirkintilloch is well connected via bus, rail and car with access provided from the M80 motorway via Junction 4A.



DESCRIPTION

Whitehill Court has been owned by Bield Housing & Care since property construction in 1975. Bield Housing & Care are a non-profit registered social landlord and Scottish charity organisation, however new challenges including changing customer demographics, expectations and the onset of the new policy expectations within "Housing to 2040" have all contributed to Bield reconsidering their future use of this asset. The declining condition of the property due to its age and maintenance requirements has also led Bield to seek a disposal of this asset at this point in time.

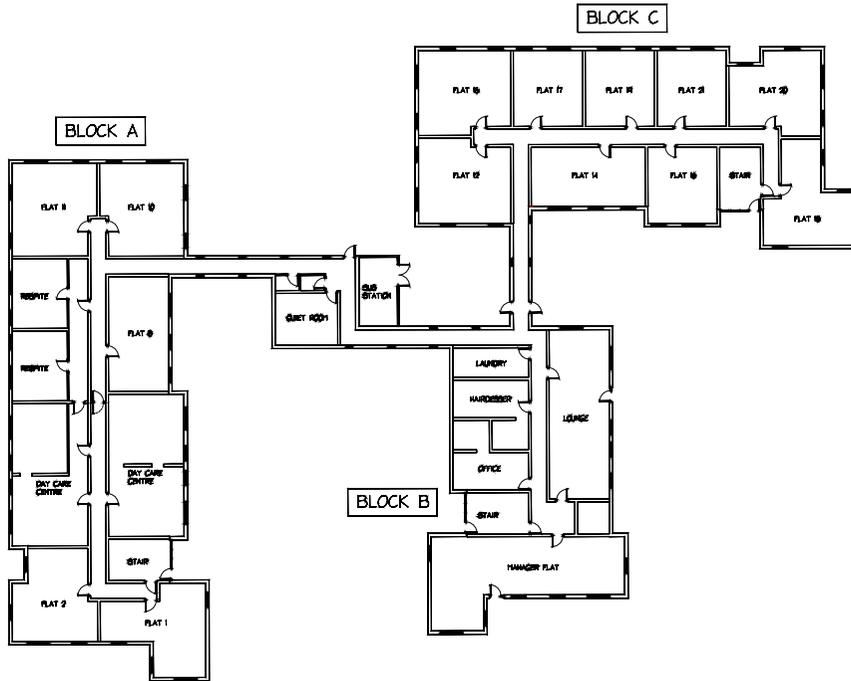
The property comprises 3 blocks which are all two storeys high and linked by corridors and accommodate 46 bedroom and bedsit

apartments with communal facilities, administration offices and a day care area. There is small single storey block linked by a corridor and this provides a communal lounge area.

The site incorporates an ancillary, car parking, amenities area plus a South of Scotland electricity board "SSEB" substation.

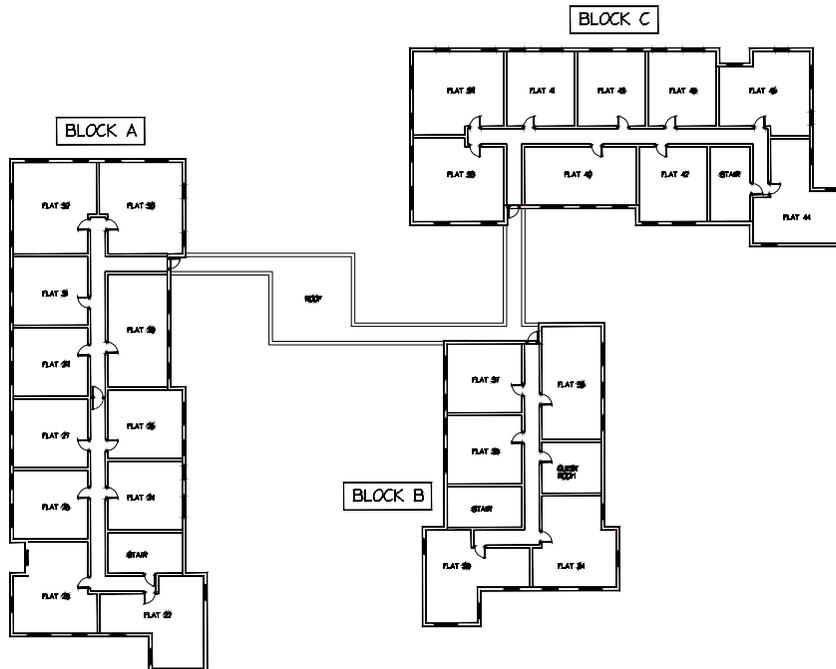
The developers/purchasers information pack is available to seriously interested parties containing technical reports, plans, planning portal information and Title information.

GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



FIRST FLOOR

SCOTTISH HOUSING INVESTMENT PLAN (SHIP)

Within the current East Dunbartonshire "SHIP" the site has been identified for the development of 37 units. This clarifies the route for future development for social housing.

PLANNING

Parties should satisfy themselves regarding planning policy in relation to this site. However we would anticipate that it is likely that affordable/ social housing proposals would be given favourable consideration by East Dunbartonshire Council.

PROPERTY CONDITION

The property is available for inspection by prior appointment made directly with the selling agents. There is information and comments in relation to the existing condition within the developers pack but it is also anticipated that any purchasers will want to satisfy themselves in this regard.

TIMESCALES

Our clients wish to sell the property in its entirety and have achieved a sale and a capital receipt by end of March 2022. Accordingly, we will be inviting clean offers only, that are not subject to any planning consent.

PRICING

We are inviting offers in excess of £300,000 for the heritable interest.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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DATE OF PUBLICATION

November 2021

REFERENCE

WSA2083

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