

FOR SALE

**ONE OF SCOTLAND'S
LARGEST DEVELOPMENT
OPPORTUNITIES
103 ACRES
(41.70 HECTARES)**

**LAND AT FORMER
LIBERTY STEEL SITE
CAMBUSLANG
G72 7PW**



CLYDEBRIDGE



LOCATION

The property is located in the Cambuslang area, 4 miles to the southeast of Glasgow city centre. Cambuslang is a prime industrial location and a well-established business location with outstanding access to Scotland's wider motorway network. The M74 is within close proximity, providing easy access to the east and south of Scotland as well as England.

Cambuslang has evolved into Scotland's premier industrial destination with a significant number of SME's and global brands located in the area including Scottish Power, Speedy Hire, Tennents Brewery, Muller and DHL.

KEY

- 01 Topgolf Glasgow
- 02 Ballochmill Business Park
- 03 Tillicoultry Quarries
- 04 BOC Gas & Gear
- 05 Tennents Caledonian Brewery
- 06 Gateway



CONNECTIVITY

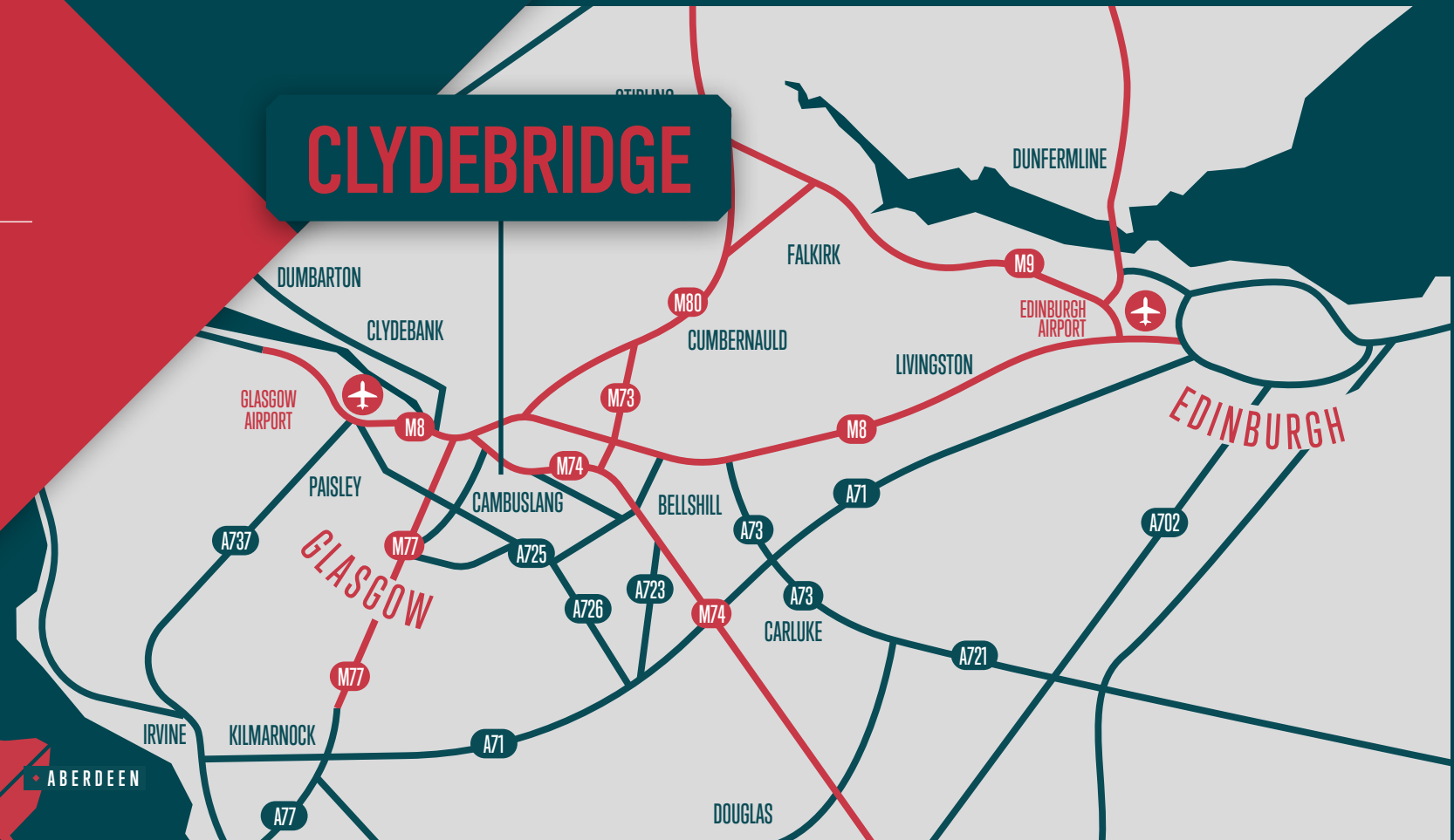


Junctions 2 and 2A of the M74 are within half a mile of the site. The site has one of the greatest road side presences in the country with approximately 85,000 vehicles passing by on a daily basis in 2022.*



The southern site benefits from a dedicated (disused) railway dock, which historically connected into the wider Scottish rail network and was integral to the industrial use of the site. Subject to discussions with Network Rail, the railway dock could potentially be reintegrated into the network to facilitate future uses on the site.

OUTSTANDING ACCESS TO SCOTLAND'S AND THE UK'S WIDER MOTORWAY NETWORK



* Department for Transport Road Traffic Statistics



DESCRIPTION

The property comprises an area of brownfield land extending in total to approximately 103 acres (41.70 hectares) across a site dissected by the M74 motorway and connected via an underpass.



NORTHERN SITE

The northern section of the site extends to c.27 acres and is broadly semi-circular in shape and bound by the M74 to the south and River Clyde to the north. The topography of the site is such that it rises upwards from the M74 to a central ridge and thereafter slopes downwards towards the banks of the River Clyde which delineate the remaining boundary of this site. Two small electrical sub-station buildings lie within this section.

The site is accessed by an underpass from the southern section under the M74 Motorway as well as via an access road to the western corner of the site.



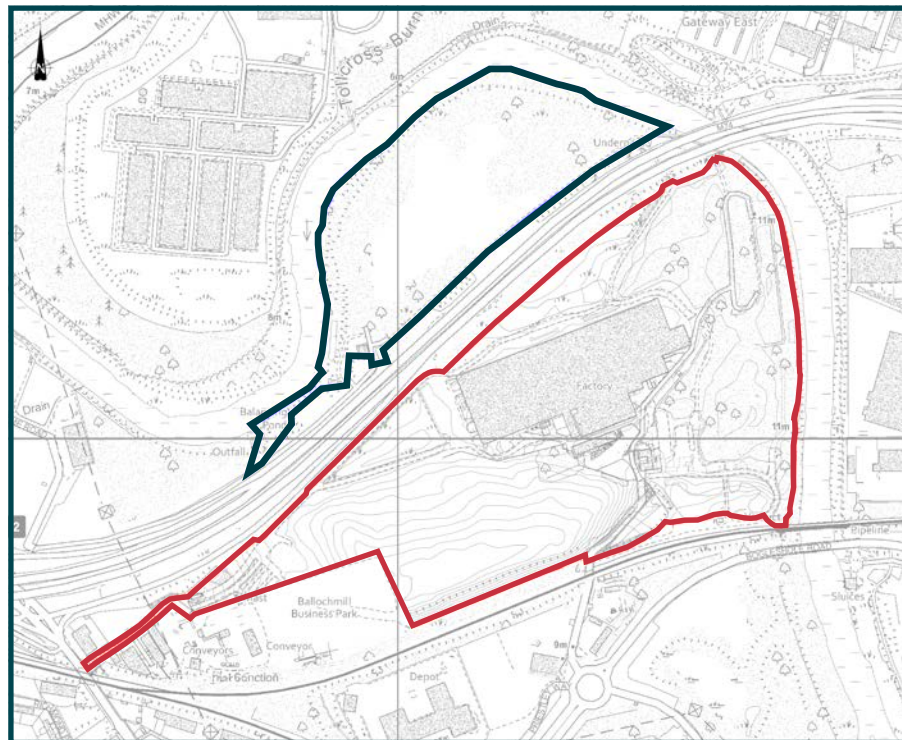
SOUTHERN SITE

The southern section forms the largest element of the site extending to approximately 76 acres. The site is irregular in shape and historically accommodated the operational Clydebridge Steelworks and associated infrastructure. The former steel works buildings (totalling c.412,000 sqft GIA), remain in-situ and comprise the main steelworks facility, which is located centrally within this site, together with a small single storey workshop, two storey office and a security office. The topography of the site is generally flat.

The site is bound by the M74 to the north, River Clyde to the east, main Scottish rail network to the south and Tilicoutry Quarries to the west. The site is accessed by Ballochmill Road to the west and Bogleshole Road to the south via a 4m underpass.

KEY

- Northern Sited Boundary
- Southern Sited Boundary



PLANNING

The subject lies within the South Lanarkshire council jurisdiction. The development plan relevant to the subject site comprises National Planning Framework 4 (NPF4), (February 2023) and the adopted South Lanarkshire Local Development Plan 2 (2021).

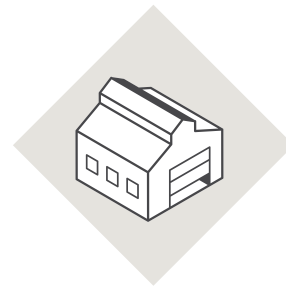
The proposals map of the South Lanarkshire Local Development Plan identifies the full site as forming part of a wider area that is allocated as a 'Core Industrial and Business Area', where LDP Policy 8 'Employment' offers support for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) uses.

Planning advice prepared by North Planning and Development. All interested parties should satisfy themselves for future planning uses.



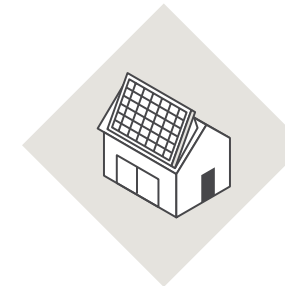
POTENTIAL USES

Given the sites prominence, it lends itself to a variety of uses (subject to planning). These include but are not limited to:



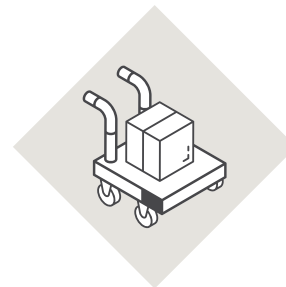
Industrial

Given the shortage of new build high quality industrial accommodation within the central belt of Scotland, the site provides a fantastic opportunity to establish a new prime industrial estate further complementing the established industrial location of Cambuslang.



Alternatives/Renewables

The site could potentially host a variety of renewable technologies such as battery storage, wind turbines or solar as well as Data Centres (subject to grid capacity/connectivity).



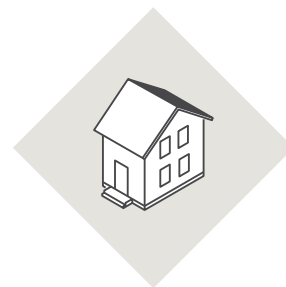
Open Storage

Scotland's open storage market is growing and given the size and topography of the site, could in whole or in part satisfy the growing number of requirements in the sector.



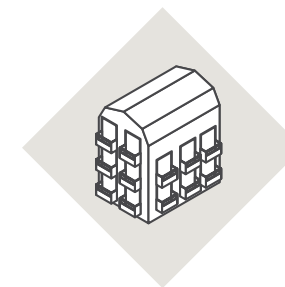
Advertising

With exceptional roadside frontage, there is the opportunity to erect electronic advertising boards to maximise income at the site.



Residential

With Scotland's critical shortage of housing and government targets of 110,000 affordable homes being built by 2032, the size of the site would allow for a substantial residential development.



Leisure

As has been shown by the success of the nearby Top Golf development, the site provides an opportunity to offer another competitive leisure scheme.

103 ACRES PRIME DEVELOPMENT OPPORTUNITY

GLASGOW AIRPORT
19 MINS DRIVE

GLASGOW CITY CENTRE
17 MINS DRIVE

**12 MILES TO
M8 MOTORWAY JUNCTION
VIA (M73)**

Underpass connecting
both sites.

VIEWINGS

Viewings are strictly
by appointment only
and can be arranged
via Knight Frank

TECHNICAL INFORMATION

A full range of technical information will be available for the site in due course. Further information can be provided to registered parties.

OFFERS

Interested parties are advised to note their interest in writing to the sole selling agent Knight Frank. All parties who notify interest will be informed of closing date arrangements.

The vendors are seeking offers for the Heritable Interest in the site as a whole, exclusive of VAT.

The vendors will be seeking net offers to be submitted on a 'clean' unconditional basis.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

FURTHER INFORMATION

For further information please contact the sole selling agents:

Douglas Binnie

E douglas.binnie@knightfrank.com
T 07775 561 334

Scott Hogan

E scott.hogan@knightfrank.com
T 07468 729 768

Simon Capaldi

E simon.capaldi@knightfrank.com
T 07770 012 255



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