

# Residential Development Opportunity

Crarae Avenue, Westerton, Bearsden, Glasgow G61 1HX

Site extending to 0.44 Acres (0.18 Hectares)  
with Detailed Planning Permission for 10 apartments



savills

## THE OPPORTUNITY

Savills is delighted to present to the market this opportunity to purchase a site that benefits from Detailed Planning Consent for 10 luxury apartments in the Westerton locale of Bearsden.

The site is capable of being developed imminently and provides a great opportunity to developers seeking to target unit delivery in 2024/2025.

## LOCATION

The site is situated on Crarae Avenue in the Westerton district of the desirable town of Bearsden, within the local authority area of East Dunbartonshire.

Bearsden is one of Glasgow's most desirable suburbs with many residents attracted by the high standard of local schooling and local amenities, with Bearsden Town Centre offering a range of local cafes, restaurants, boutique retailers and convenience supermarkets to include Marks & Spencer and Co-op, with Waitrose and Asda also having representation in the town.

Bearsden benefits from a wide range of recreational amenity, with Colquhoun Park providing local facilities within walking distance including a wide range of local gyms within the immediate vicinity. Westerton Bowling and Tennis Clubs are located 0.3 miles to west.

There are 9 golf clubs within a 3 mile radius of the site to include Bearsden Golf Club, Douglas Park Golf Club and Dougalston. Mugdock Country Park lies 4.5 miles to the north of the site, close to the neighbouring town of Milngavie, beyond which, lies Loch Lomond and the Trossachs National Park, which is within a 15 minute drive offering a wide range of walking and outdoor pursuits.

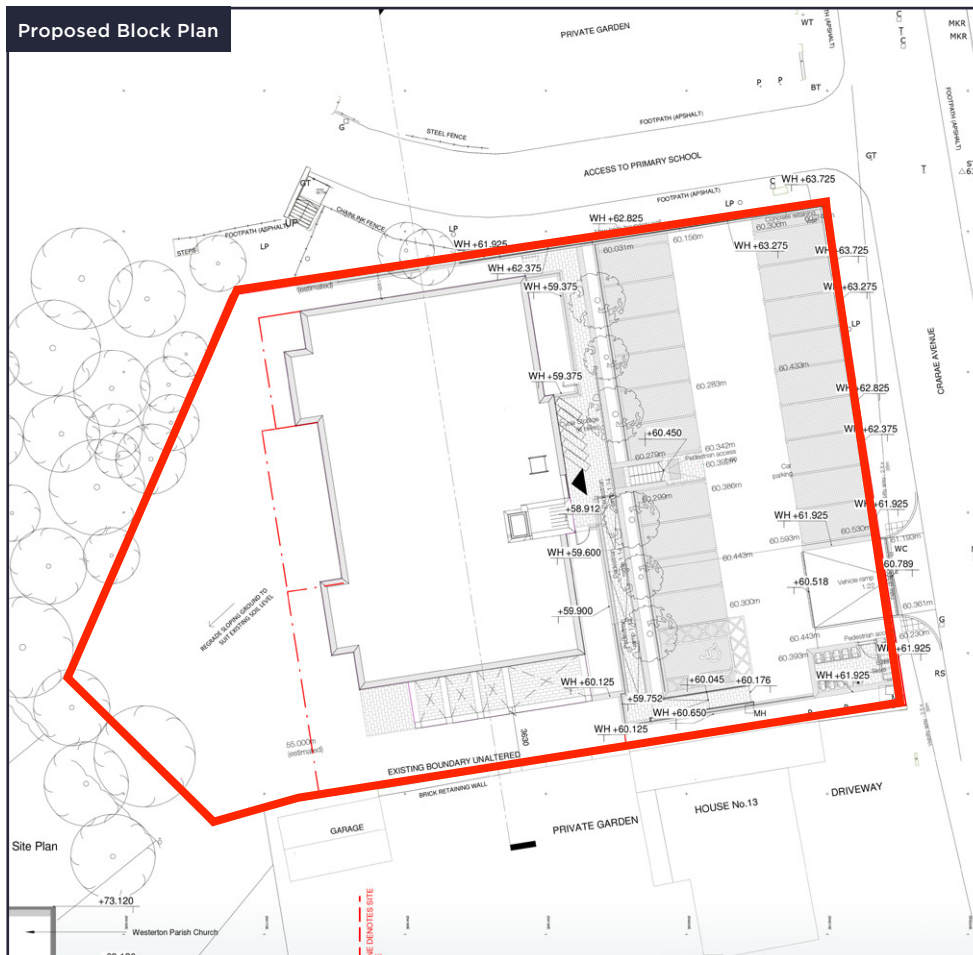
Westerton Train Station lies a 2 minute walk to the south of the site, off Maxwell Avenue and provides regular services to Milngavie, Springburn, Larkhall and Edinburgh via Glasgow Queen Street. Regular bus services are available via the A739 / Bearden Road, to the east.



## DESCRIPTION

The site is located to the west of Crarae Avenue where access is taken from the primarily residential street. It is bound to the north by an access road to Westerton Primary School, to the east by Crarae Avenue, beyond which lies Westerton Parish Church and residential houses to the south. The topography of the site slopes from east to west.

The site comprises vacant ground and vegetation growth, enclosed by wire mesh fencing. A public footpath linking Crarae Avenue to Maxwell Avenue is accessed at the north western corner of the site. Given the location, the site provides fantastic panoramic views to the south of Glasgow, West Dunbartonshire and beyond.



## PLANNING

The site benefits from Planning Consent for the development of apartments within a 4 storey block featuring 10 flats to include 7 x 3 Bed Flats and 3 x 2 Bed Flats with associated landscaping. The development includes 20 car parking spaces.

The Consent was granted in 2017 (Planning Ref; TP/ED/16/0311) and has since been implemented as confirmed by East Dunbartonshire Council (See Technical Information Pack).

Developer Contributions have been agreed at a level of £15,100 and there is no affordable housing provision.

The proposals have been designed by award winning Morgan Architects who have prepared a bespoke and efficient design to appeal to the market in this locale.

## TECHNICAL INFORMATION

A pack of technical information for the property is available upon request from the selling agents.

This includes:

- Planning Pack
- Site Investigation
- Topographical Survey
- Utilities Information

## TITLE

Our clients are inviting offers for the Heritable Interest in the property (Scottish Equivalent of Freehold).

All buyers will be required to satisfy themselves on all aspects of the Title.

South Elevation



West Elevation





## OFFERS

Our clients are inviting offers for the heritable interest in the site on a non-conditional basis. Please register your interest in the property in early course to ensure you are kept informed of any Closing Date which may be set.

Please note that our client is under no obligation to accept the highest or any offer made.

## VAT

All offers should be submitted exclusive of VAT. Buyers should be aware that the property is elected for VAT which will be payable in addition to the purchase price.

## CONTACT

For further information please contact:



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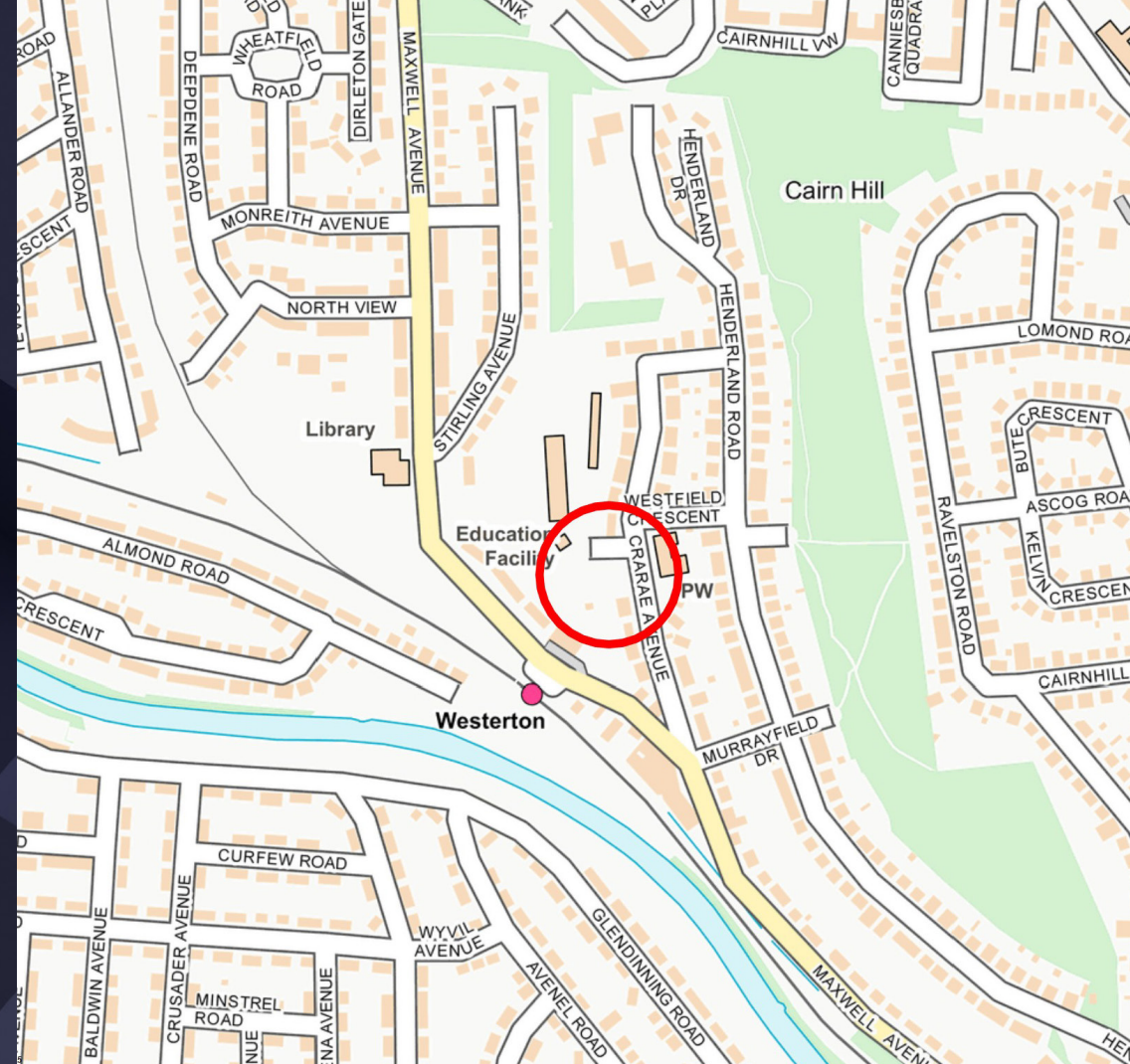
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