

# DEVELOPMENT SITE

Former Water Treatment Works | Kingston Road | Neilston | G78 3ER



- MAIN BUILDING: 1,099 SQ M (11,830 SQ FT)
- ANCILLARY BUILDING: 116 SQ M (1,254 SQ FT)
- SITE AREA: 1.8 HECTARES (4.46 ACRES)



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# LOCATION

The property is situated on the south-east side of the Kingston Road, approximately one mile south-west of Neilston, which is in turn approximately 8 miles south-west of Glasgow.

The site is surrounded by open countryside and is accessed from the Kingston Road via a metalled road.

The nearest railway station is Neilston with regular services to Glasgow.

# DESCRIPTION

The subjects comprise a former Water Treatment Works (WTW) constructed in the mid-1990s. The complex occupies an elevated position above Kingston Road .

The complex itself comprises two main buildings with ancillary structures.

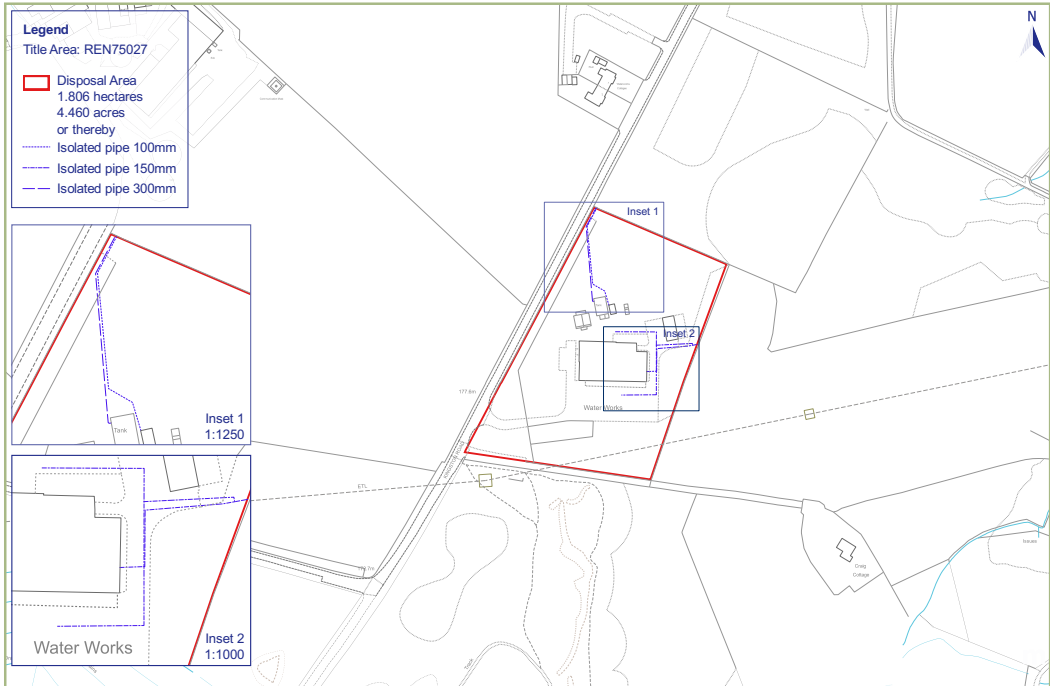
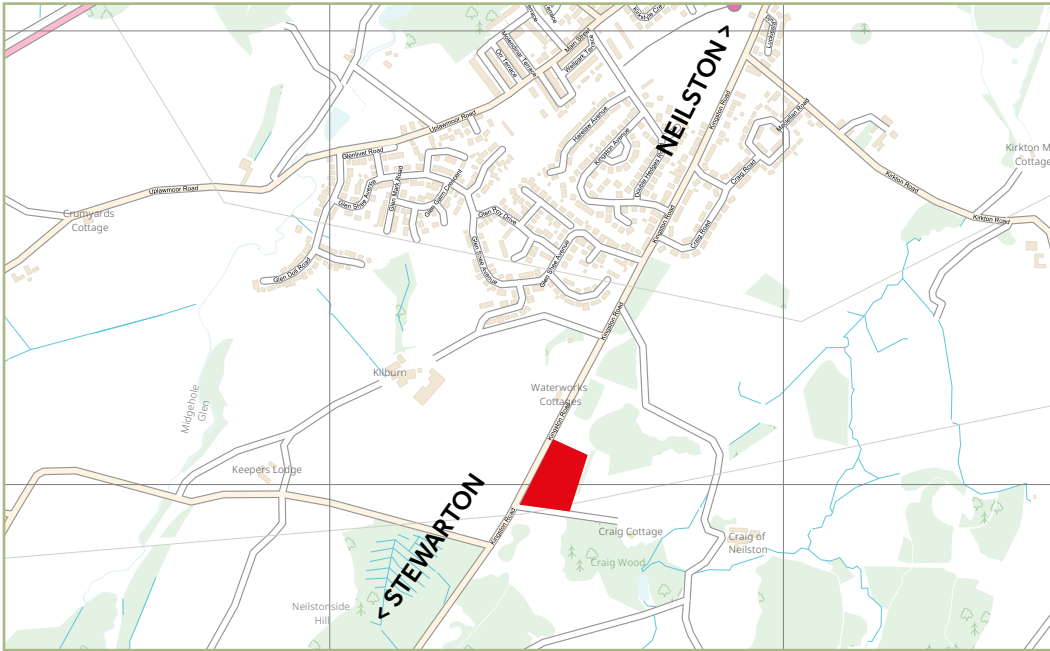
There is a large surfaced yard adjacent to the main building and an open area to the rear.

# AREAS

|                    |              |              |
|--------------------|--------------|--------------|
| Main Building      | 1,099 sq m   | 11,830 sq ft |
| Ancillary Building | 116 sq m     | 1,254 sq ft  |
| Site Area          | 1.8 hectares | 4.46 acres   |

# PLANNING

Within the 2022 East Renfrewshire Local Plan, the site sits within the wider green belt. Policy D3 states that development or change of use of existing buildings will be supported in principle for uses acceptable in a countryside setting and this includes for agriculture and renewable energy. The release of such land for housing may also be appropriate.





## VIEWINGS

To arrange a viewing, please contact the sole selling agent.

## TERMS

The property is available on a For Sale basis. Preference will be given to offers that are not conditional on the receipt of planning consent.

## VAT

All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs.

## CONTACT AND FURTHER DETAILS

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