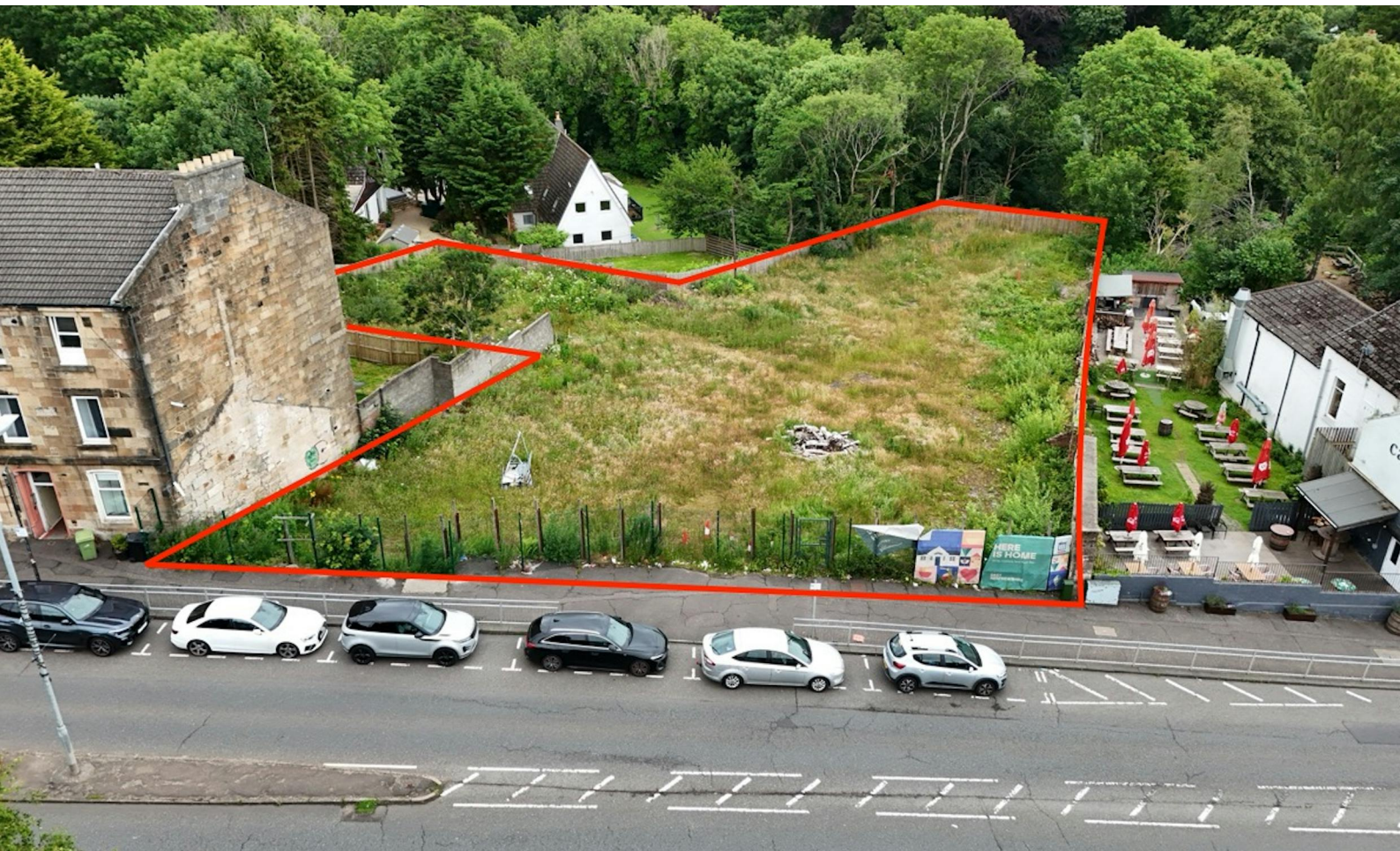




**Land to the South of 11 Main Street, 0/1 11 Main Street, Clarkston,
Glasgow, G76 8DS**

■ ■ Rare Development Opportunity | Land South of 11 Main Street, Busby | Sought-After East Renfrewshire
Location

Summary

Tenure	For Sale
Available Size	0.60 Acres / 0.24 Hectares
Service Charge	N/A
Business Rates	N/A
EPC Rating	EPC exempt - No building present

Key Points

- 0.6 Acre Development Site
- Planning for 18 Apartments (Subject to Section 75)
- May Suit Alternate Use
- Cleared Area
- Dwellings Across 2 Blocks
- Sale Offers Invited

Land to the South of 11 Main Street, 0/1 11 Main Street, Clarkston, Glasgow, G76 8DS

Summary

Available Size	0.60 Acres
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Description

The site extends to approximately 0.6Acres accessible from Main Street. The area has been cleared of all debris and previous foliage and top soil scraped.

The vendor has obtained planning consent for 18 residential apartments across 2 blocks, subject to a Section 75 Agreement with East Renfrewshire Council (copy available on request)

Planning

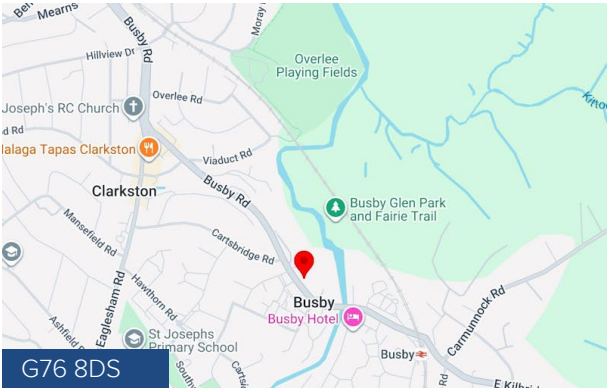
The current planning docs are available via East Renfrewshire Council Planning website under planning application ref: 2024/0063/TP

Location

The site is situated on the North side of Main Street, Busby, East Renfrewshire – just 1.5 km south-east of Clarkston, 4.5 km east of Newton Mearns, and only 9 km south of Glasgow city centre. This charming village is home to around 3,300 residents and offers a peaceful, community-focused lifestyle with excellent connectivity.

Transport links are outstanding. Busby railway station lies right next to the site, with regular, fast services into Glasgow Central Station in approximately 23 minutes. For road users, the Glasgow Southern Orbital (A726) is just 2.5 km south-east at East Kilbride, providing seamless access to the M77, M74, and M8 motorways. The A77 is equally convenient, only 3 km north-west at Giffnock, offering direct access into Glasgow city centre.

Busby itself boasts a selection of local shops and restaurants, while a wider array of retail, dining, and leisure choices are available in the vibrant neighbouring towns of Clarkston, East Kilbride, and Newton Mearns. Residents enjoy an enviable lifestyle with access to beautiful Busby Glen Park, the popular Busby Equestrian Centre, prestigious local golf clubs including Williamwood, Cathcart Castle, and Cathkin Braes, plus outstanding outdoor pursuits at Cathkin Braes.



Viewing & Further Information



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PLANNING

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SALE

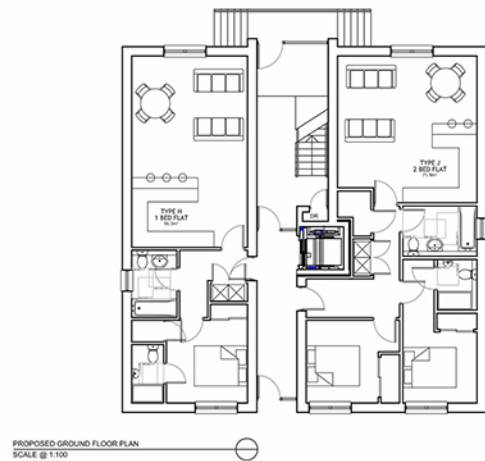
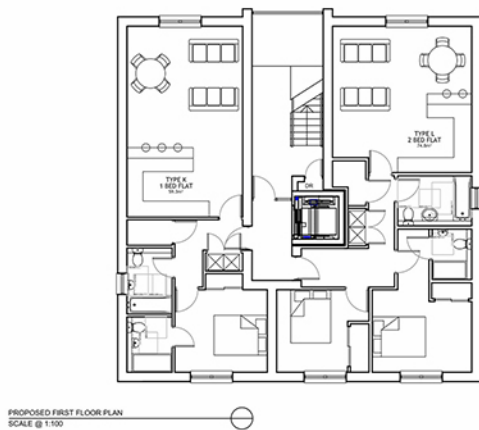
Our client is inviting offers for their freehold interest in the land. Whilst their preference is for a clean offer, they may consider offers subject to funding.

V.A.T.

The site is elected for V.A.T.

LEGAL

Each party shall bear their own legal costs incurred in the transaction



Land to the South of 11 Main Street, Busby, G76 8DS

TSA Property Consultants

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Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.