

# FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY

Site area of approximately 0.6083 hectares

MOSS  
ROAD  
LINWOOD

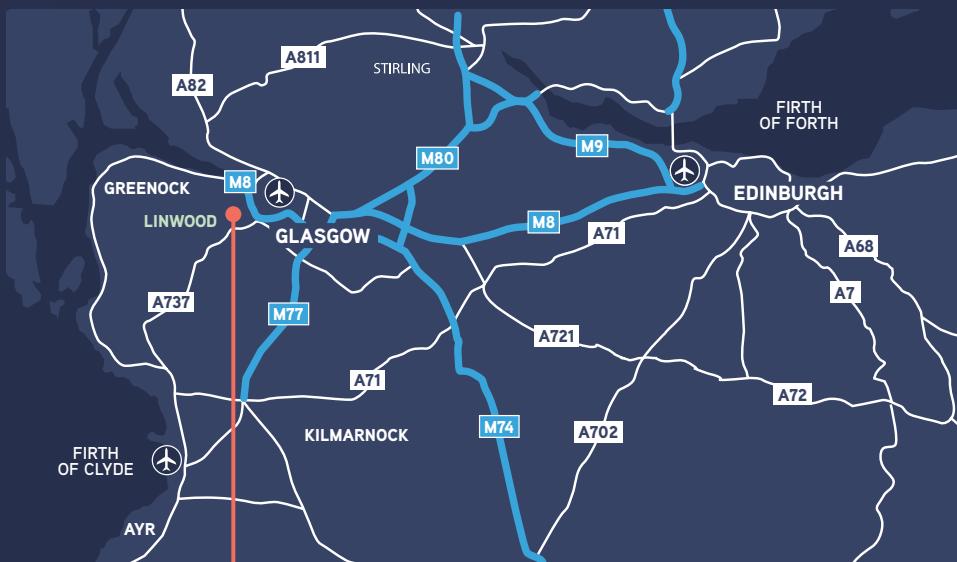


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## LOCATION

Linwood lies approximately 14 miles west of Glasgow situated within Renfrewshire, with Glasgow Airport lying to the east of the town. The town has a population of circa 9,150 persons, with a wider catchment in excess of 175,000 persons.

The site is well placed for access to public transport connections and offers easy access to the M8 motorway network. The opportunity is within the immediate vicinity of the Linwood Town Centre Regeneration Project completed in 2014, which comprises a Tesco Extra, B&M and a local retail parade whose occupiers include Lloyds, Subway, Greggs and Betfred, together with a new library.



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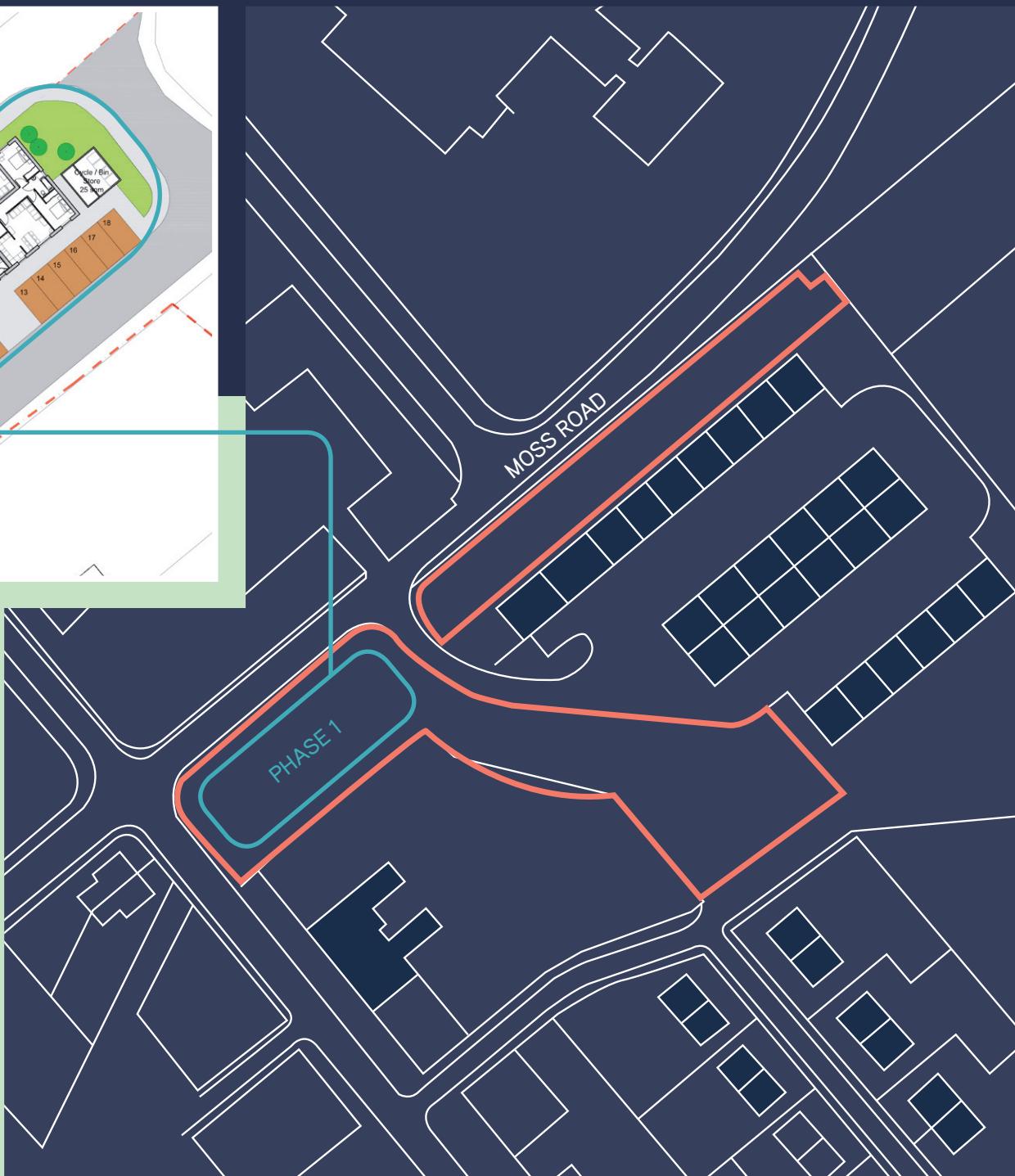
## DESCRIPTION

The site is accessed off Moss Road and is adjacent to Mossedge Industrial Estate, with Mosswood Care Home being nearby, together with a mix of traditional private and rented housing and new build housing.

## OPPORTUNITY

We have had detailed conversations with the Local Planning Authority and we are of the opinion that the site can accommodate up to 34 apartments comprising a mix of one and two bed apartments, together with a car parking provision.

Further information can be provided upon request.



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### MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers / tenants which will at a minimum include proof of identity / address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

### OFFERS

Our clients are inviting offers for the heritable interest in the demise, and whilst our client's preference is for 'clean' offers, they will consider offers which are subject to suspensive conditions, ie. planning.

### FURTHER INFORMATION

For further information please contact the sole agents:

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