DM HALL

# For Sale

## DEVELOPMENT OPPORTUNITY



## Greyfriars Monastery, Uddingston, Glasgow G71 7RS

6.52 Hectares
(16.12 Acres)

- Residential development opportunity extending to approximately 16.12 acres in total.
- Includes a Category B Listed former monastery and associated walled garden.
- Planning permission in principle granted for a residential development comprising 19 new-build houses.
- Planning and Listed Building Consent granted for the conversion of the former monastery to form 10 flatted dwellings.
- Attractive setting adjoining the River Clyde, with convenient access to the M74 motorway network.
- Offer Over £850,000 are invited

## DESCRIPTION

The subjects comprise a substantial residential development opportunity extending to approximately 6.52 hectares (16.12 acres) in total, arranged over two adjoining sites.

The principal site extends to approximately 5.84 hectares (14.43 acres) and incorporates the former Greyfriars Monastery, a Category B Listed building which has suffered fire damage and is now in a derelict condition. The building comprises a former monastery with associated wings and extensions, including a former church section. The site also includes a Listed walled garden, areas of garden ground, a former courtyard and a separate residential cottage.

The grounds extend towards the River Clyde, providing an attractive setting for the proposed residential development. There are also a number of ancillary outbuildings within the grounds, which are in a poor state of repair.

An additional site to the east extends to approximately 0.68 hectares (1.69 acres), forming part of the overall development opportunity.









## LOCATION

The subjects are situated off Greyfriars Road, accessed via Blantyre Farm Road (B758), to the north-west of Uddingston. Access to the site is via Greyfriars Road, a tree-lined single-track road which is understood to be adopted by North Lanarkshire Council. The site occupies an attractive position adjoining the River Clyde, with Daldowie Crematorium situated beyond its western boundary.

Uddingston town centre lies approximately two miles to the south-east and provides a range of local amenities and services. The surrounding road network provides access to the A74 and M74 motorway, with Junctions 3A and 4 offering connections towards Glasgow City Centre and Carlisle respectively. The location also benefits from road links across the River Clyde towards Blantyre.

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## PLANNING

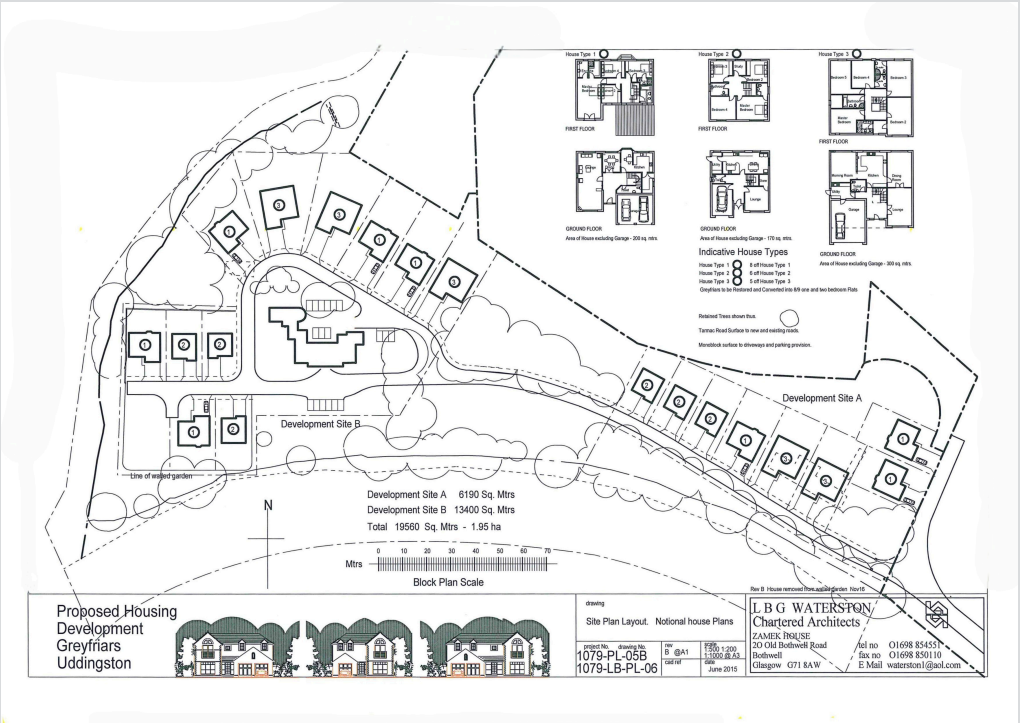
Planning permission in principle was granted on 18 May 2023 under reference HM/15/0466 for residential development comprising 19 new-build houses. The consent is subject to the formalisation of a Section 75 Agreement, which is intended to secure the development of the Listed Building and financial contributions towards community facilities, including education and affordable housing.

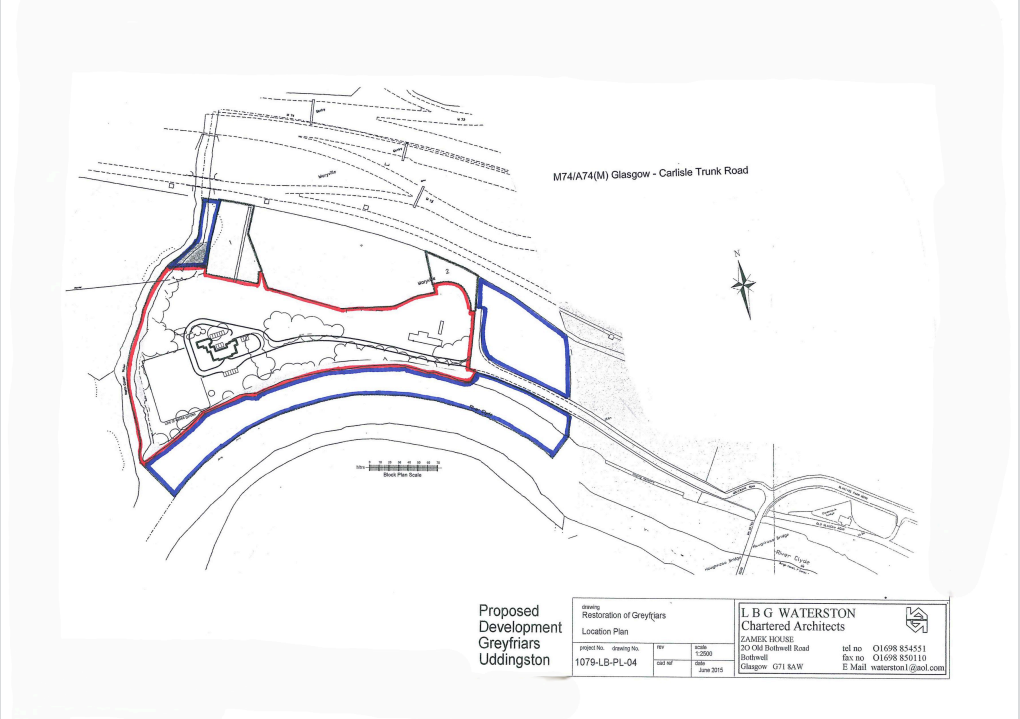
Separate planning and Listed Building Consent were also granted in May 2023 for the conversion and extension of the former monastery to form 10 flatted dwellings.

The approved new-build element comprises a mix of 19 houses across three house types, with accommodation ranging from approximately 170 sq.m (1,830 sq.ft) to 300 sq.m (3,029 sq.ft), subject to confirmation of the approved plans.

The development is subject to a phased delivery programme linking the construction and sale of the new-build houses to safeguarding works and the conversion of the Listed Building. Prospective purchasers should familiarise themselves with the planning consents, associated conditions, Section 75 obligations and phasing requirements, and make their own enquiries with the relevant planning authority.

Full planning documentation and approved plans should be reviewed by interested parties as part of their due diligence.



## LEGAL COSTS

Each party to bear their own costs

## PRICE

Offers in excess of £850,000 The vendors' preference is for clean, unconditional offers based on the existing planning consents, without reliance on obtaining further or amended planning permission. Such offers will be viewed favourably.

## NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

## VIEWING & FURTHER INFORMATION

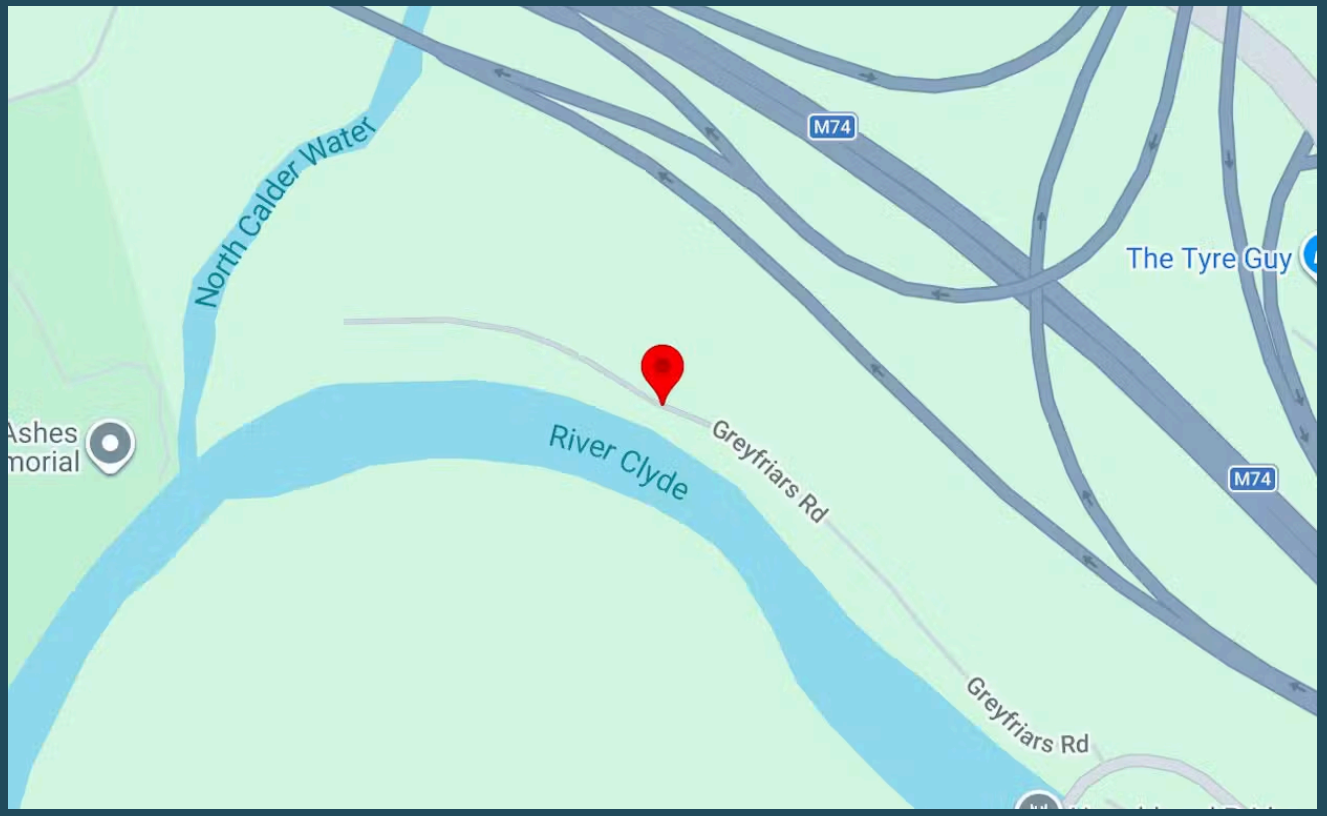
Strictly by contacting the sole agents.

## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS




# Make an enquiry

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