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FOR SALE

**SITE WITH DEVELOPMENT
POTENTIAL**



33 BALMORE ROAD, GLASGOW, G22 6RJ

- **Development opportunity**
- **Suitable for a variety of uses**
- **Excellent roadside frontage with high visibility**
- **Total site size 0.08 ha (0.20 ac)**
- **Offers over £90,000**

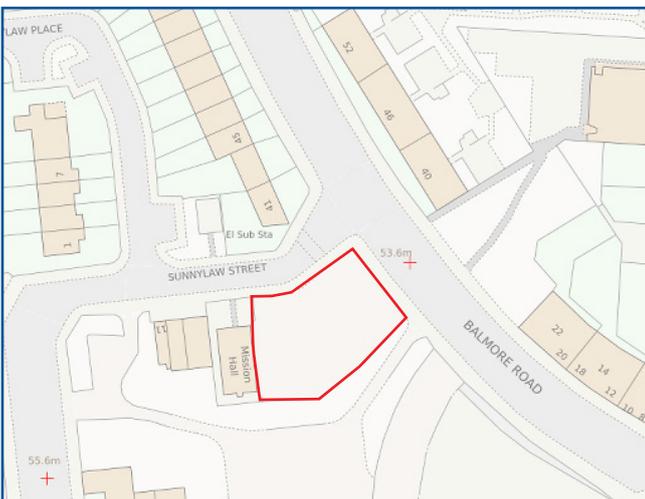
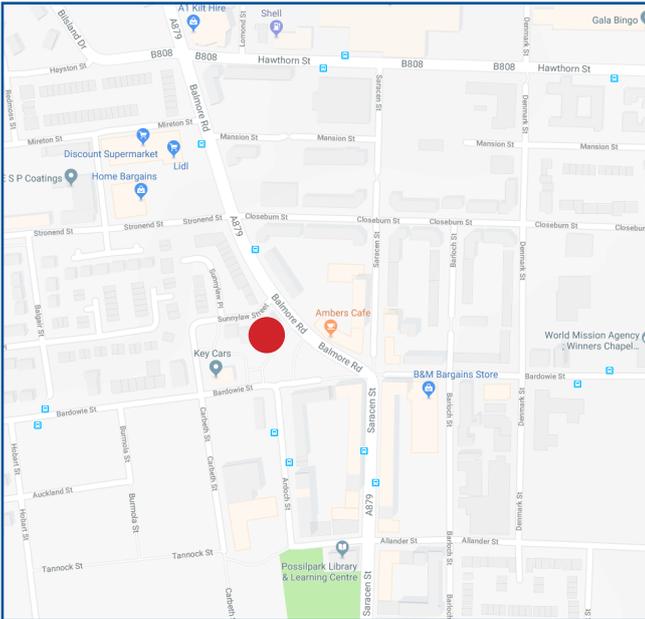
T: 0141 611 9666 www.thomsonproperty.co.uk

Location

The site occupies a prominent position to the west of Balmore Road at its junction with Sunnyslaw Street, within the Possilpark area of Glasgow situated approximately 1 mile north of the city centre.

The site benefits from excellent public transport access, with local bus services running along Balmore Road and surrounding streets. Possilpark & Parkhouse and Ashfield train stations lie to the North of the site, and are within a 10-minute walk. Direct access to the M8 motorway is available close-by and to the south.

Balmore Road comprises a main arterial route, leading from the city centre via Saracen Street, to the north of the city. It is characterised by a mix of residential and commercial properties. Local retailers include Home Bargains, Lidl and B&M.



Description

The site is a regular shape and generally level, with a raised concrete plinth which remains from the previous building. The perimeter boundaries are secured by a combination of palisade and temporary fencing.

Area

We calculate that the site extends to a total area of 0.08 ha (0.20 ac) or thereby.

Planning

The relevant statutory plan is the Glasgow City Development Plan adopted on 29 March 2017. The site falls under the residential policy 'H040', suggesting that a residential development would be supported by the local authority. Other proposals will be considered in the context of the surrounding uses, and the above policy.

Further information is available via Glasgow City Council.

Rating

We understand that there is currently no rating assessment in respect of the site.

Price

Offers over £90,000 are sought. We understand that there is no VAT payable on the price.

Legal Costs

Each party to bear their own legal costs in the transaction. The purchaser will be responsible for the cost of any Registration Dues or LBTT.

Date of Entry

Immediate entry is available.

Viewing and further information

By contacting the Sole Selling Agent:

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2nd Floor
180 West Regent Street
Glasgow
G2 4RW

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