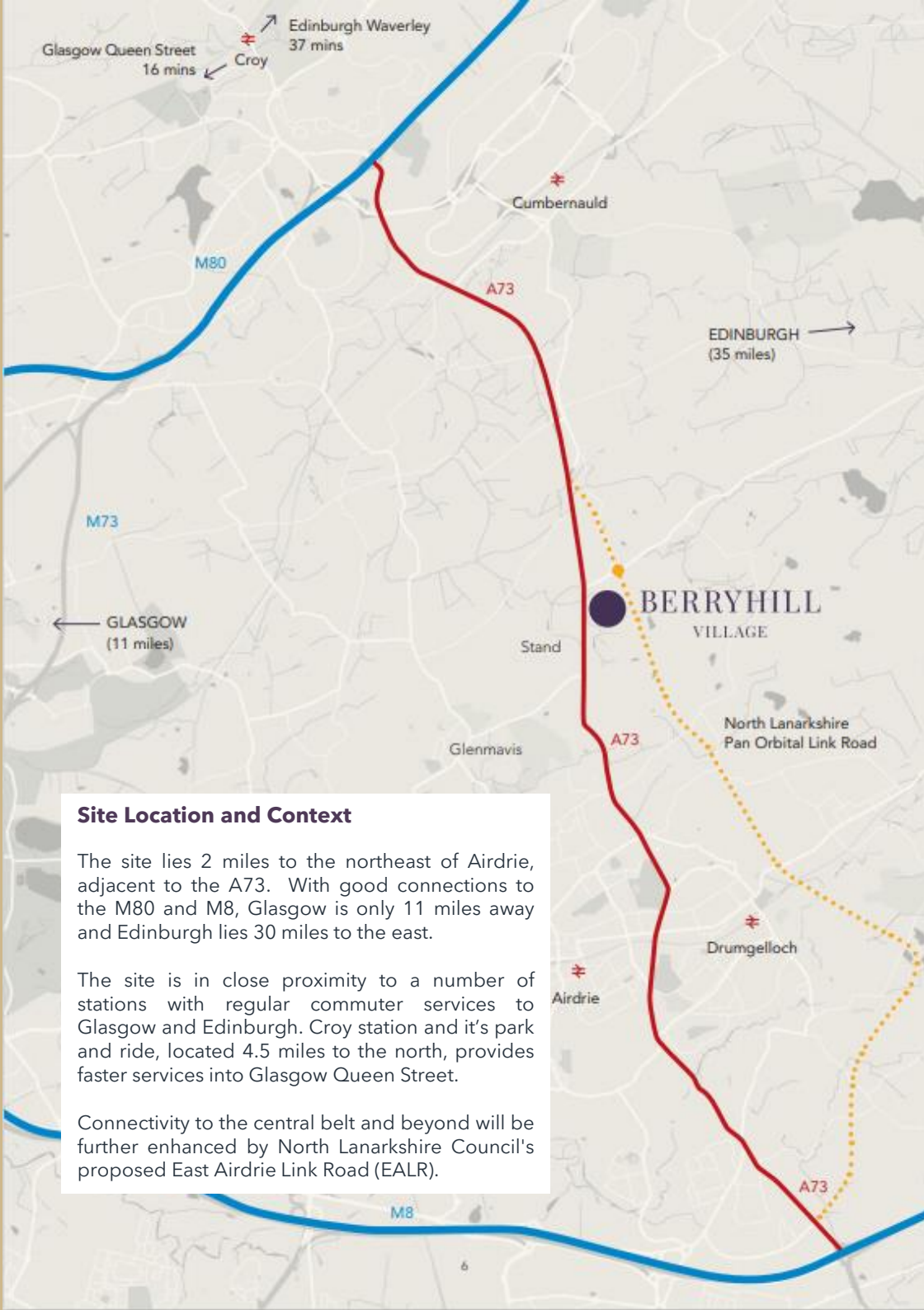


BERRYHILL VILLAGE



- Outstanding residential development opportunity.
- Berryhill village (36.5ha) is 'development ready' and forms the first phase of a larger strategic masterplan (574ha held under a single ownership).
- Excellent connectivity within the Central Belt: Glasgow - 11 miles / Edinburgh - 30 miles.
- Planning Permission In Principle Secured.
- Core Infrastructure delivered by the landowner.

BERRYHILL VILLAGE



Site Location and Context

The site lies 2 miles to the northeast of Airdrie, adjacent to the A73. With good connections to the M80 and M8, Glasgow is only 11 miles away and Edinburgh lies 30 miles to the east.

The site is in close proximity to a number of stations with regular commuter services to Glasgow and Edinburgh. Croy station and its park and ride, located 4.5 miles to the north, provides faster services into Glasgow Queen Street.

Connectivity to the central belt and beyond will be further enhanced by North Lanarkshire Council's proposed East Airdrie Link Road (EALR).

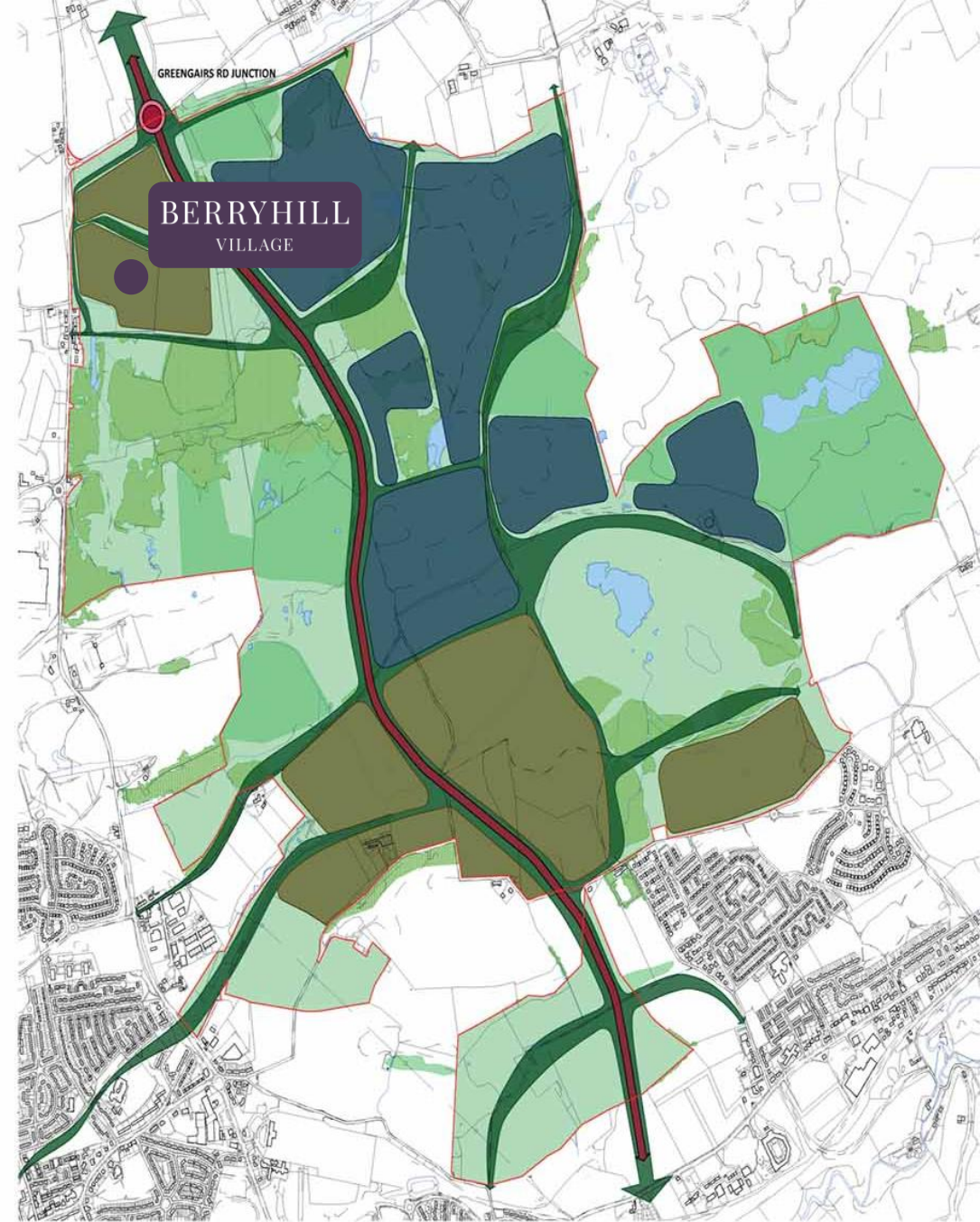


VISION

Berryhill will be an exclusive new village in Lanarkshire, boasting generous greenspace for its residents and fantastic views of the Campsie Fells. Thoughtfully designed greens and a café, shops and business premises will bring the village to life. Berryhill will have all the advantages of rural living with excellent connections to Glasgow and Edinburgh.

Berryhill is being promoted by Albert Bartlett Properties, the delivery vehicle for Albert Bartlett. The new village is just the first phase of the exciting transformation of a much larger site east of the A73. The overall masterplan will be a network of residential communities and employment hubs all set within a generous green backcloth.

Connectivity to the central belt and beyond will be further enhanced by North Lanarkshire Council's proposed East Airdrie Link Road (EALR).



- | | |
|---------------------|--|
| Site boundary | Indicative route of North Lanarkshire Pan Orbital Bypass |
| Areas of peat | Green Grid |
| Areas of vegetation | Commercial development |
| Water bodies | Residential development |

TOWN PLANNING

Planning Permission in Principle was approved on the 29th September 2020 subject to a S75 Legal Agreement. The S75 Legal Agreement concerns only education contributions which will be paid by Albert Bartlett Properties. These should be excluded from your Form of Offer. Planning Reference Number - [18/01785/PPP](#)

DELIVERY STRATEGY

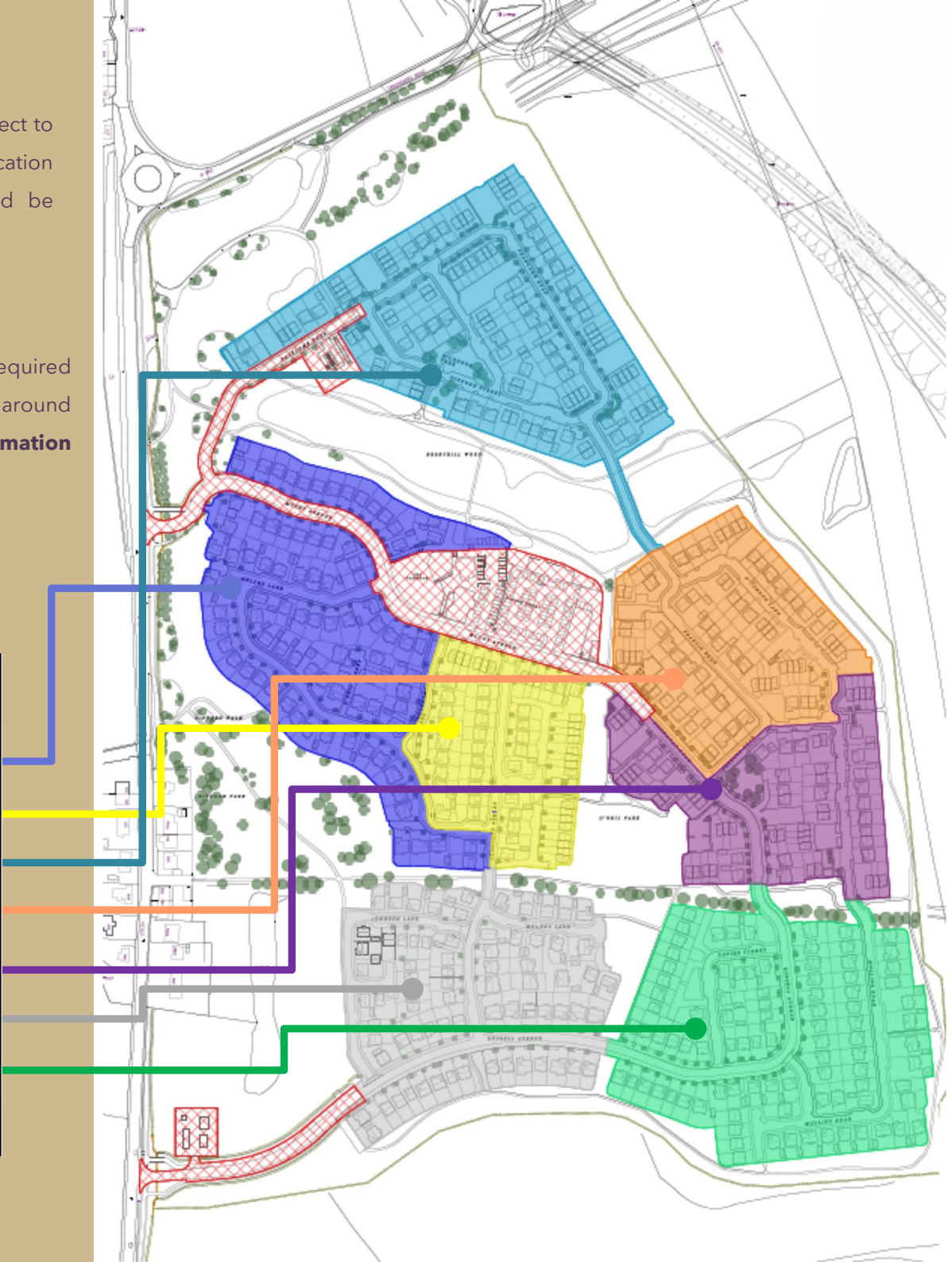
The landowner intends to implement at its own cost the enabling infrastructure required to make the land available for development and resolve stabilisation issues around historic mining. More detail on the land release strategy is available in the **‘Information for Housebuilders’** pack.

PHASING

The village comprises the following approximate number of dwellings across the phases as shown on drawing 1018 - MKT - 160 - A.

Phase	Sub-Phase	Dewllings	Commercial Floorspace
Phase 1	A	83	396m2
	B	54	-
	C	101	-
Phase 2	A	68	680m2
	B	59	816m2
Phase 3	N/A	70	180m2
Phase 4	N/A	88	-
Totals	-	523	2,070m2

NB: 1. Bids may be put forward for alternative densities for each phase;
2. Commercial floorspace located within Phase 2 is likely to come forward no earlier than Phase 3;
3. All apartments are located above commercial buildings.





COMMERCIAL

The village Green will be overlooked by two key business premises and are likely to include a gelato / café and potentially a public house / restaurant which together, will form the beating heart of the community and cement Berryhill as distinct from its competitor sites.

The gelato / café will be aligned to local heritage business, 'Capocci Man' which was established in 1926 and is now owned by Albert Bartlett.



The presence of a proposed café in the early phase of development will provide a high quality destination for people within the surrounding areas and increase awareness of the wider development. It is also proposed that there will be a central retail core and employment hub serving the village. The mixed commercial area totals 2,070 m2 GIA and includes a supermarket, a private nursery and other commercial units as per visuals overleaf.



Commercial Site Layout

Total Parking
Achieved - 109No.



North
1:100



Berryhill Commercial
Pub/Messing
1:100 @ A3

mosaic architecture + design



East
1:100



Berryhill Commercial
Pub/Messing
1:100 @ A3

mosaic architecture + design



South
1:100



Berryhill Commercial
Pub/Messing
1:100 @ A3

mosaic architecture + design



West
1:100



Berryhill Commercial
Pub/Messing
1:100 @ A3

mosaic architecture + design



West
1:100



Berryhill Commercial
Shop Massing Alternate Elevation
1:100@ A3

mosaic architecture + design



South
1:100



Berryhill Commercial
Capocci Man Massing
1:100@ A3

mosaic architecture + design



West
1:100



Berryhill Commercial
Pub Massing
1:100@ A3

mosaic architecture + design



South
1:100



Berryhill Commercial
Capocci Man Massing
1:100@ A3

mosaic architecture + design

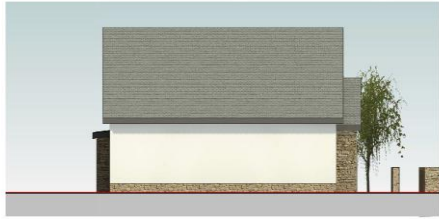


West
1:100



Berryhill Commercial
Capocci Man Massing
1:100@ A3

mosaic architecture + design



North
1:100



Berryhill Commercial
Capocci Man Messing
1:100@ A3

mosaic architecture + design



Project Name
Site Messing
© A3

mosaic architecture + design



East
1:100



Berryhill Commercial
Capocci Man Messing
1:100@ A3

mosaic architecture + design



Project Name
Site Messing
© A3

mosaic architecture + design



North
1:100



Berryhill Commercial
Shop Messing Alternate Elevation
1:100@ A3

mosaic architecture + design



South
1:100



Berryhill Commercial
Shop Messing Alternate Elevation
1:100@ A3

mosaic architecture + design

DATA ROOM

A dedicated website www.berryhillvillage.com and secure data room has been created for the sharing of additional technical data.

To access the secure data room, seriously interested parties must confirm their interest in writing to the sole selling agent at: s.barnett@shepherd.co.uk.

FORM OF OFFER

The Vendor's preference is for a sale of the Heritable interest (Scottish equivalent to English Freehold) in the site. Offers for the whole, multiple, or individual phases will be considered.

Offers must be submitted to both s.barnett@shepherd.co.uk and enquiries@berryhillvillage.com by **12 noon on 1st May 2025**.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

CONTACT

For further information and to obtain a copy of the '**Information for Housebuilders**' pack, please contact the sole selling agent:

Steven W Barnett BLE FRICS

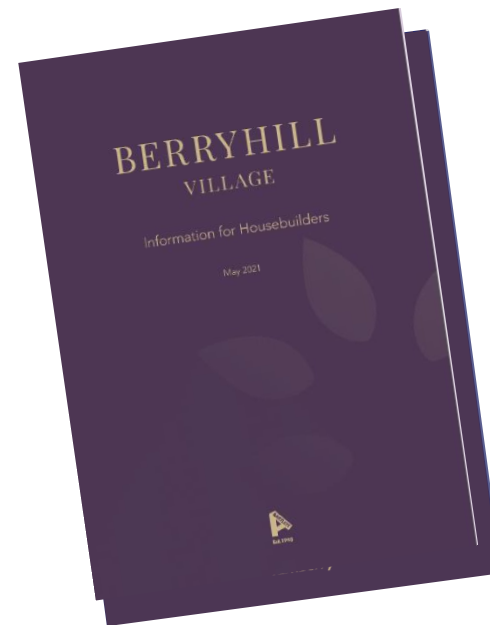
Shepherd Chartered Surveyors

E: s.barnett@shepherd.co.uk

T: 0141 331 2807

M: 07720 466 018

W: www.shepherd.co.uk



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