

FOR SALE / LEASE

PROPOSED DIGITAL AND MANUFACTURING CAMPUS, EAST AIRDRIE

Proposed Digital and Manufacturing Campus
(Classes 4, 5, 6, and 10).

Data Centres, Gigafactory, Research, Offices,
Electricity Infrastructure / Battery Energy
Storage, and Ancillary Services (Classes 1
and 3 including Sui Generis).

Total Site Area of 117.21 hectares (289.63
acres). 1.2 million sqft of gross floorspace
proposed

Offers Invited for the Heritable (English
Freehold) Interest

Proposal of Application Notice Submitted
October 2024 - (North Lanarkshire Council
Reference [24/01025/PAN](#))



[DRONE VIDEO](#)



[GOOGLE MAPS](#)



DIGITAL AND MANUFACTURING CAMPUS EAST AIRDRIE, ML6 7TD

Location

The subjects are located to the northeast of Airdrie and extend eastwards to the north of the settlement of Plains.

The site is currently serviced by existing adopted roads. Connectivity to the central belt and beyond will be further enhanced by North Lanarkshire Council's proposed East Airdrie Link Road (EALR).

The location benefits from good connections to the M80 and M8 with Glasgow situated only 11 miles to the west and Edinburgh lying 30 miles to the east.

The site is in close proximity to a number of train stations (summarised in the adjacent table) with regular commuter services to Glasgow and Edinburgh. Croy station and it's park and ride, located 5.5 miles to the north, provides faster services into Glasgow Queen Street.

The majority of the site comprises the former Drumshangie Open Cast Coal Mine.



Train Station	Distance	Drive
Drumgelloch	1.5 Miles	5 Mins
Airdrie	2 Miles	10 Mins
Cumbernauld	4 Miles	15 Mins
Gartcosh	5 Miles	15 Mins
Croy	5.5 Miles	20 Mins



Opportunity Summary

01

Proposed Digital and Manufacturing Campus (Classes 4, 5, 6, and 10). Data Centres, Gigafactory, Research, Offices, Electricity Infrastructure / Battery Energy Storage.

02

A Proposal of Application Notice (PAN) was submitted to North Lanarkshire Council on 09th October 2024. Reference number 24/01025/PAN.

03

Grid Application submitted (21st October 2024) for planned Demand Capacity: 500MW.

04

Total Site Area of 117.21 hectares (289.63 acres).

05

Ancillary Services (Classes 1 and 3 including Sui Generis).

06

Over 1.2 million sqft of total floorspace.



Northern Site

Data Centre: 5x units (80m x 120m)
Office (2 floors): 4x units (12.5m x 20m)
Office (2 floors): 1x unit (37m x 15m)
Total floorspace: 51,110 sqm (550,143 sqft)

Southern Site

Data Centre: 6x units (80m x 120m)
Office (2 floors): 6x units (12.5m x 20m)
Office (2 floors): 1x unit (37m x 15m)
Total floorspace: 61,710 sqm (664,240 sqft)

***Indicative Data Centre Configuration**

Digital Campus Programme

Stage 1 – Complete

Planning:

- PAN notice served to NLC on 9th October (reference 24/01025/PAN). Planning application can now be submitted from 1st January 2025;
- Environmental surveys commenced including boreholes and drainage surveys.

Power:

- Grid Application submitted (21st October 2024) for planned Demand Capacity: 500MW.
- PoC and servicing substation confirmation pending by Scottish Power Transmission (SPT).

Stage 2 – In Progress

Planning:

- Prepare EIA Scoping submission to NLC;
- Confirm platforming in response to technical data and develop design. Fix access strategy.

Power:

- Technical Competency Declaration;
- Connection Offer Period: To commence upon completion of technical competency declaration, lasting 3 months

Stage 3 – In Progress

Planning:

- Decision on EIA scoping from NLC (5 week statutory period)
- Audit proposals to refine preliminary scheme following technical inputs;
- Update development layout;
- Localised Public Consultation Events prior to planning application submission

Power:

- Connection Offer Period (April/May 2025)

Stage 4 – Q2/Q3 2025

Planning:

- Finalise layout and commence technical assessments including EIA;
- Planning technical assessments conclude;
- Submission of planning application in principle

Power:

- Connection Offer Issuance: By NESO, detailing PoC, costs and connection date.
- Connection Offer Review Period starts: up to 3 months to review and accept offer

*Indicative Data Centre Configuration





Site Context

East Airdrie Masterplan

To the north and west of the site lies a large area of land of over 300 hectares also in the applicants land ownership, which has been subject to a recent application to North Lanarkshire Council for a major mixed use development known as 'East Airdrie' (application ref 24/00732/PPP) for up to 3,000 homes, 70,000 m2 of employment use, land for a new primary school, retail and supporting uses.

Planning Status

Land partially within the Digital Campus site benefits from an existing land use allocation for data centre use in North Lanarkshire Council's Local Development Plan (site reference NLC00520). The allocation spans an area of 65.3 hectares.

A planning permission was previously granted for the construction of a data centre (in principle) pursuant to reference 09/00865/PPP; this consent was not implemented and has since lapsed. The permission approved construction of a building complex extending to c. 148,640m2 gross floorspace.

East Airdrie Link Road

Separate to these proposals, North Lanarkshire Council is promoting the City Deal backed East Airdrie Link Road. A preferred option for its route has been identified. The proposed route of the East Airdrie Link Road runs through the Masterplan Site and connects to the existing A73 to the north and south of Airdrie. The applicant continues to actively liaise with the Council to ensure the respective proposals complement one another. The Council's published timeline targets construction of the road to commence in 2028, with the road open by 2030.

New University Hospital Monklands

NHS Lanarkshire's vision for the brand-new University Hospital Monklands represents a transformative investment in healthcare and the local community. The hospital will be built at Wester Moffat, east of Airdrie. Designed to be a pioneering facility, the new hospital aspires to set the standard as NHS Scotland's pathfinder for the Net Zero Carbon Standard for Public Sector Buildings, reflecting a strong commitment to sustainability and carbon neutrality. This state-of-the-art development will bring cutting-edge healthcare to the region.



DATA ROOM

A secure dataroom has been created for the sharing of additional technical information. To access the secure dataroom, seriously interested parties must confirm their interest in writing to the sole selling agent at: s.barnett@shepherd.co.uk

Data Room Contents:

1. Geotechnical
2. Engineering
3. Topographical
4. Peat
5. Ecology
6. Tree Survey
7. East Airdrie Link Road
8. Land Ownership
9. Stranrigg
10. Masterplan

PLANNING

A Proposal of Application Notice (PAN) was submitted to North Lanarkshire Council on 09th October 2024. Reference number [24/01025/PAN](#). It is anticipated that a planning application for planning permission in principle will be submitted by June 2025.

TITLE

A title plan is available within the secure data room which is accessible by seriously interested parties.

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.

PRICE

Offers Invited

VAT

The subjects are not elected for VAT and therefore VAT will not be payable on the purchase price.

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.

GET IN TOUCH

For further information please contact the sole selling agent:

STEVEN W BARNETT BLE FRICS

MANAGING PARTNER

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ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



[LAYERS.STEAM.DAWN](#)



[DRONE VIDEO](#)



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