

HAMILTON GREEN PHASE 2
RESIDENTIAL MIXED-USE DEVELOPMENT

HG HAMILTON GREEN

**EXCITING MIXED USE
DEVELOPMENT OPPORTUNITY WITH
PLANNING PERMISSION IN PRINCIPLE**

HAMILTON GREEN, ALMADA STREET
HAMILTON ML3 0EW

THE FUTURE
AT THE HEART
OF HAMILTON

The Hamilton Green masterplan planning permission in principle consent, proposes a residential led mixed-use development over an 18.4 acre (7.45 Hectare) site close to Hamilton Town Centre and within walking distance of Hamilton West station.

The masterplan has scope for up to 365 residential properties, retirement homes, residential care home, hotel, leisure, offices and ancillary retail uses.

The site is being sold in phases as follows:-

- **Phase 1 Sold Subject to Missives** **August 2019** **Caird Building**
Proposed for re-development as Student Accommodation & Ancillary Uses
- **Phase 2 Marketing (Bids are now invited)** **November 2019** **Almada Square**
Mixed-use Residential Neighbourhood
- **Phase 3 Marketing** **To be determined** **Almada / Bothwell Frontage**
Mixed-use Commercial & Residential

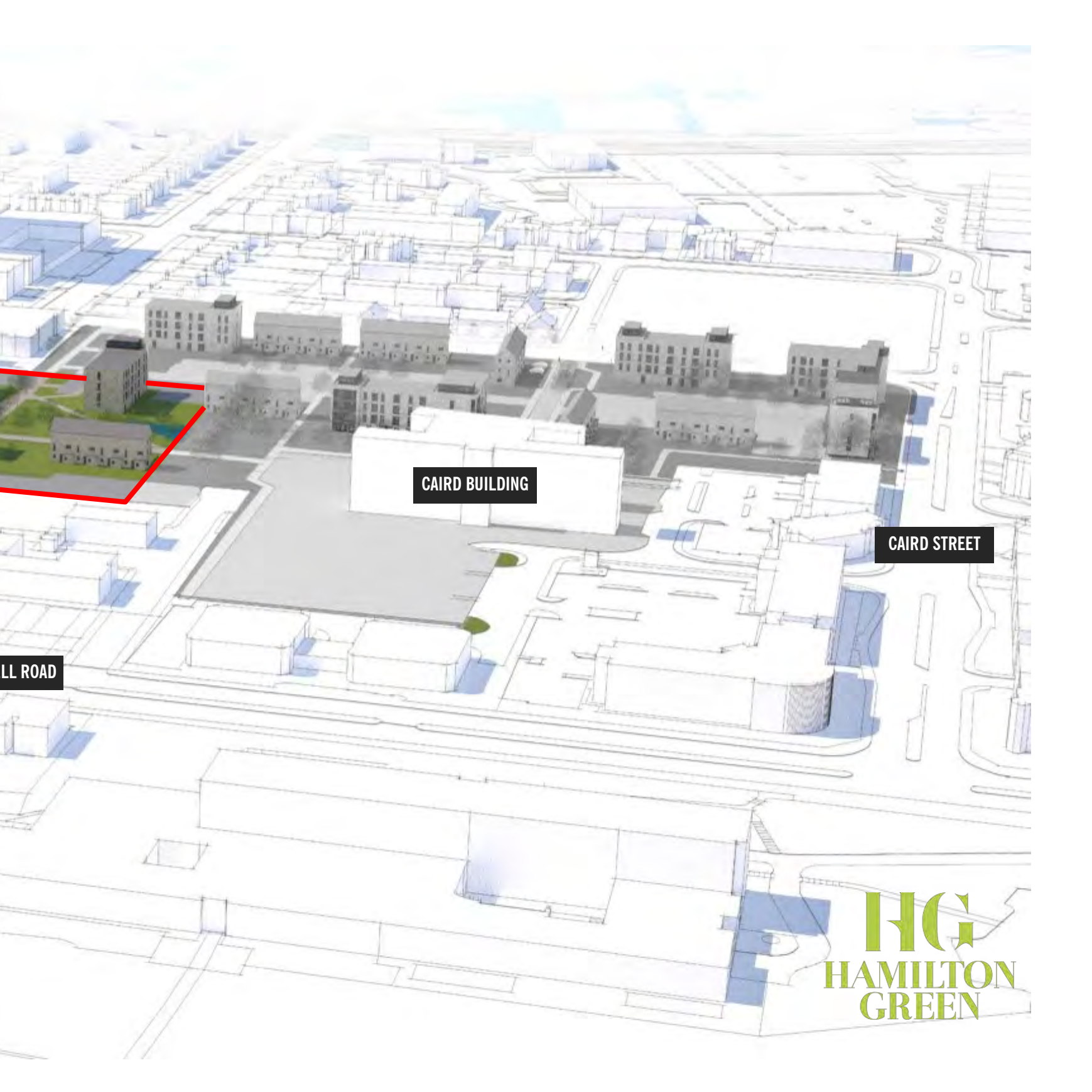
An aerial architectural rendering of a city development project. The image shows a dense urban environment with various building footprints and heights. A red line outlines a specific area in the center-right, labeled 'PHASE 2 SITE'. To the left of this area is a large, dark, irregularly shaped plot of land. Above the 'PHASE 2 SITE' is a label 'ALMADA STREET'. In the bottom right corner, a label 'BOTHWE' is partially visible. The overall style is a wireframe-like architectural drawing with some color shading on the buildings and the ground.

ALMADA STREET

PHASE 2 SITE

BOTHWE

PROPOSED MASTERPLAN



CAIRD BUILDING

CAIRD STREET

LL ROAD

HG
HAMILTON
GREEN



HAMILTON WATER PALACE

ALMADA STREET

NHS

PHASE 2 SITE

ARMY RESERVES CENTRE

DOUGLAS PARK BMW HAMILTON

FILLING STATION



SOUTH LANARKSHIRE COUNCIL

An aerial photograph of Hamilton, Scotland, showing a mix of urban and green spaces. The image includes labels for various locations: South Lanarkshire Council (top left), Hamilton West Train Station (top center), NHS Clinic (center), Sainsburys (top right), Hamilton Retail Park (center right), Caird Building (center), Hamilton Business Park (bottom right), Caird Street (far right), Bothwell Road (bottom center), and Hamilton College (bottom left). A red line outlines a specific area on the left side of the image, near the council building and a large parking lot.

HAMILTON WEST TRAIN STATION

SAINSBURYS

NHS CLINIC

HAMILTON RETAIL PARK

CAIRD BUILDING

CAIRD STREET

HAMILTON BUSINESS PARK

BOTHWELL ROAD

HAMILTON COLLEGE

South Lanarkshire Council (SLC) and The University of the West of Scotland (UWS) have consolidated their respective landholdings to present to the market a major development opportunity for an exciting residential led mixed use development in the heart of the town of Hamilton.

The development will extend in total to 18.4 acres (7.45 Hectares) and represents the former Bell College Campus of UWS together with land and buildings owned by SLC, the majority of which is currently used for car parking. UWS have now completed the new UWS campus in Blantyre which opened in September 2018, and SLC are considering options for their car parking, which will potentially allow further land release in the coming years.

Following detailed market analysis, the respective owners submitted an application for a residential led mixed use development masterplan, which was consented in 2018. The masterplan is based upon a phased development approach involving the release of the site in 3 phases. Phase 1 was sold in August 2019. Phase 2 bids are currently invited.

The site has scope to accommodate a variety of uses including Residential, Retirement, Care Provision, Leisure, Retail and Hotel.

Rarely does such a significant site become available in one of Scotland's primary towns. Recent road improvement works on the M74 motorway and East Kilbride Expressway are now complete and with two train stations within the town the site provides excellent commutability and connectivity to Glasgow, Edinburgh and beyond and to the south via the M74 motorway.

THE OPPORTUNITY

BIDS ARE NOW INVITED FOR PHASE 2



RESI
RETAIL
HOTEL
OFFICE
LEISURE
CARE





Illustration of proposed development

‘GREEN CORRIDOR’



HAMILTON

Hamilton is one of Scotland's eminent towns located within the local authority administration of South Lanarkshire. It is located approximately 12 miles south east of the city of Glasgow and 35 miles south west of Edinburgh. The town has a population of approximately 53,000 and is the main administrative centre of South Lanarkshire.

Hamilton is readily accessible by road and rail and is an attractive place to both work and live in, with a wide range of parks and recreational facilities as well as extensive retail offerings and a choice of restaurants and bars within the town.

The town is home to Hamilton Park Racecourse which forms part of the Palace Grounds where a range of sports pitches and facilities are provided. The race course, located opposite the site, is a major visitor attraction throughout the summer months. The town also is home to Hamilton Academical Football Club who play in Scotland's Premier League.

Strathclyde Park which provides a host of water based activities and Chatelherault Country Park are all within a short drive of the subjects.

The Palace Grounds Retail Park, approximately one mile from the subjects, provides a range of retail outlets as well as food and leisure offerings and links to the town centre opposite. Hamilton Retail Park provides additional retail offers a short distance from the subjects.





TRANSPORT

The site is in close proximity of Hamilton Town Centre and enjoys excellent accessibility locally and nationally thanks to an extensive transport infrastructure.

Road

Hamilton is served by the M74 motorway which provides the main link between England and Glasgow directly and the other Scottish towns and cities via the M8 and M73 motorways which it connects into. It is therefore an important strategic town within the Scottish road network.

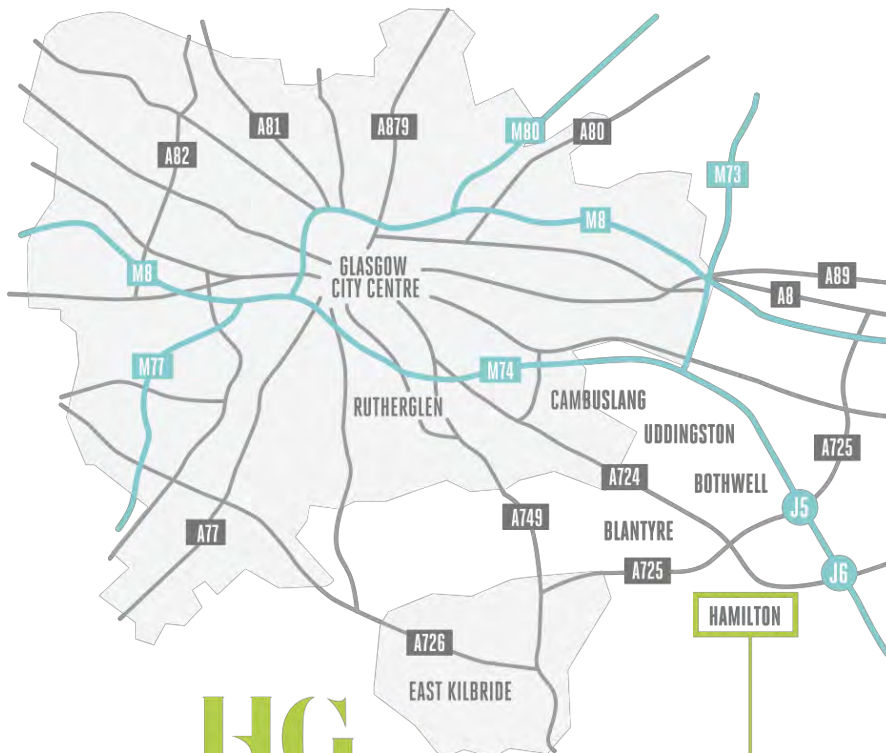
Bus

Regular bus services are available on the boundaries of the site particularly along Bothwell Road and Almada Street, which will provide both local connections and those to neighbouring towns and into Glasgow and beyond.

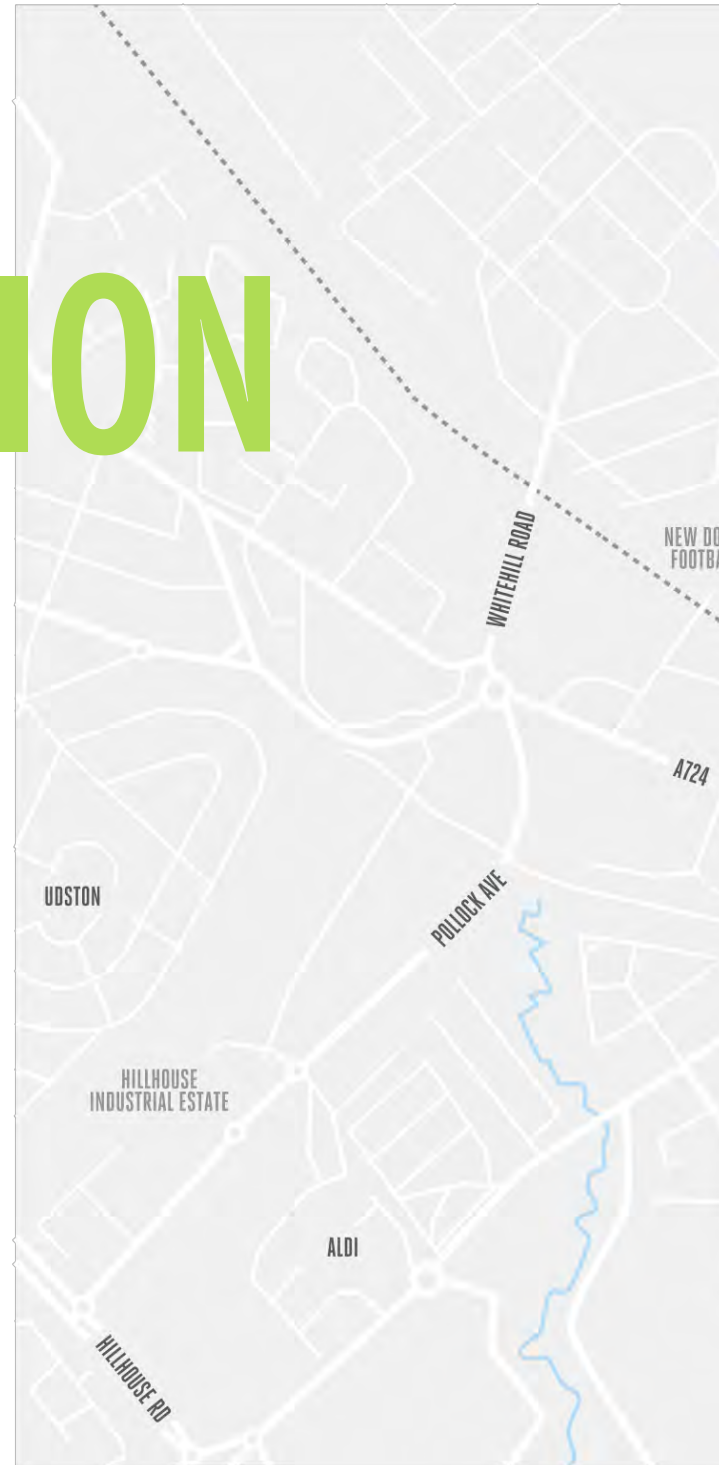
Rail

There are two train stations within the town, which connect into Glasgow and beyond as well as a number of locations across Lanarkshire it makes the town an attractive commuter location for access to both Glasgow and Edinburgh City Centre.

LOCATION



HG
HAMILTON
GREEN



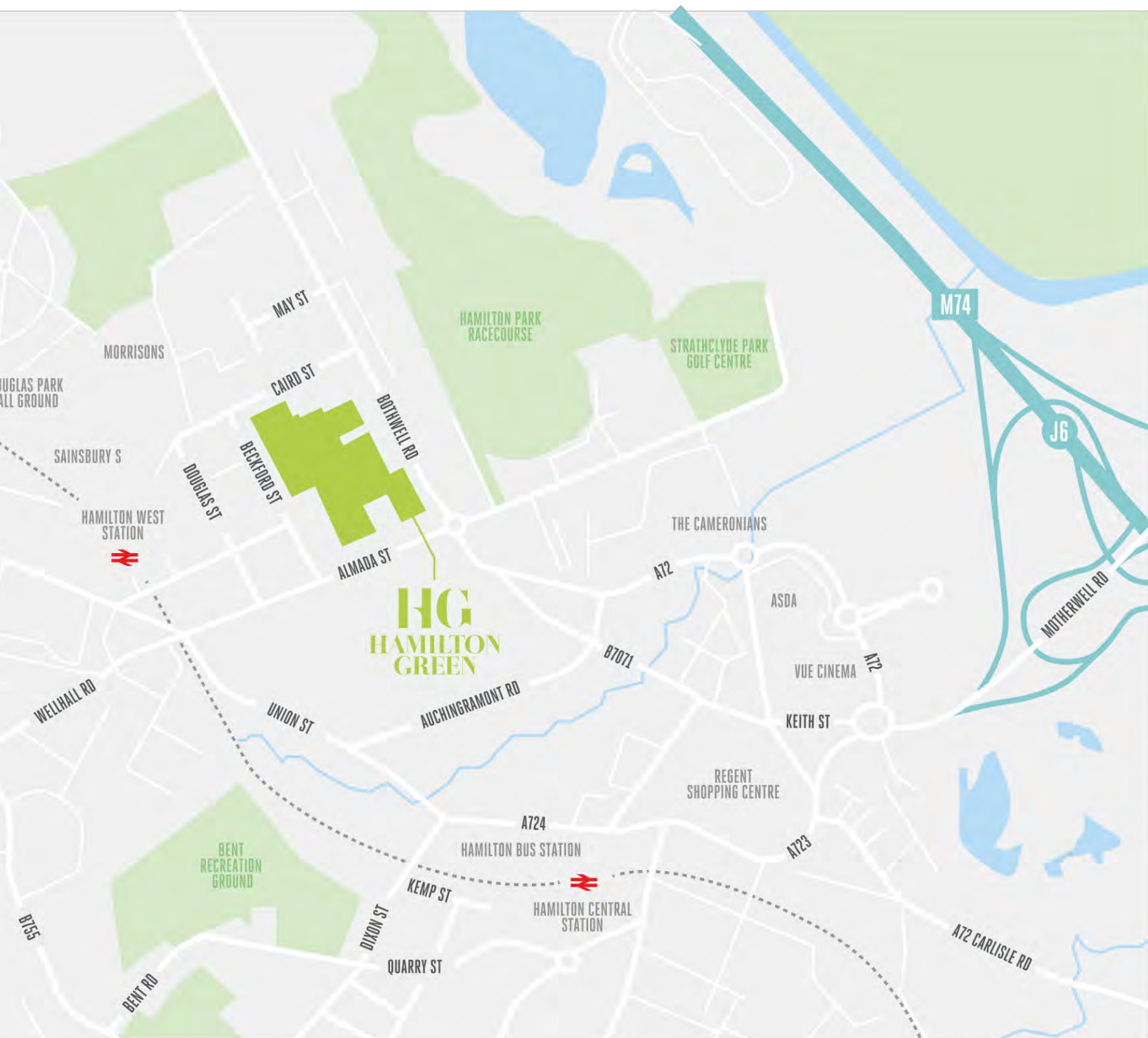






Illustration of proposed development, retail provision

ALMADA SQUARE

MASTERPLAN

The site is covered by the South Lanarkshire Local Development Plan (Adopted April 2017) and benefits from Planning Permission in Principle for a mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space and associated works.
(Planning Reference: HM/17/0488).

A masterplan has been developed for the site which identifies an indicative layout for the proposed uses over 3 phases as detailed in the plan.

Interested parties should enter into their own discussions with South Lanarkshire Planning Department.



An aerial architectural rendering of a proposed urban development. The central focus is a large, multi-story brick building with a modern design, featuring large windows and a flat roof with a series of glass-enclosed rooftop terraces. A bright red awning extends from the building's ground floor, covering a paved plaza area. This plaza is furnished with numerous yellow tables and chairs, suggesting an outdoor cafe or seating area. Several small figures of people are scattered throughout the plaza and on the adjacent streets, providing a sense of scale. To the left of the building, there is a green lawn with several mature trees. In the background, a dense cluster of white, geometric building models is visible, representing the surrounding urban context. The foreground shows a dark asphalt road with white lane markings and a few cars. The overall scene is brightly lit, suggesting a sunny day.

Illustration of proposed development

ALMADA SQUARE & CENTRAL GREEN



KEY FACTS



**EXCELLENT TOWN CENTRE
RETAIL PROVISION FEATURING
3 SHOPPING CENTRES**



**WIDE CHOICE OF BARS
& RESTAURANTS IN THE
TOWN CENTRE**



**HOME TO THE HISTORIC
HAMILTON MAUSOLEUM AND
LOW PARKS MUSEUM**

**CONVENIENT ACCESS TO
CHATELHERAULT COUNTRY
PARK AND STRATHCLYDE
PARK, HOME TO SCOTLAND'S
THEME PARK M&D'S**

**OUTSTANDING
RECREATION
PROVISION**

**CLOSE TO HAMILTON RETAIL
PARK AND THE PALACE
GROUNDS RETAIL PARK**

**MAIN ADMINISTRATIVE
CENTRE FOR SOUTH
LANARKSHIRE**



FOR SALE



HAMILTON GREEN
PHASE 2
Almada Square



FOR SALE

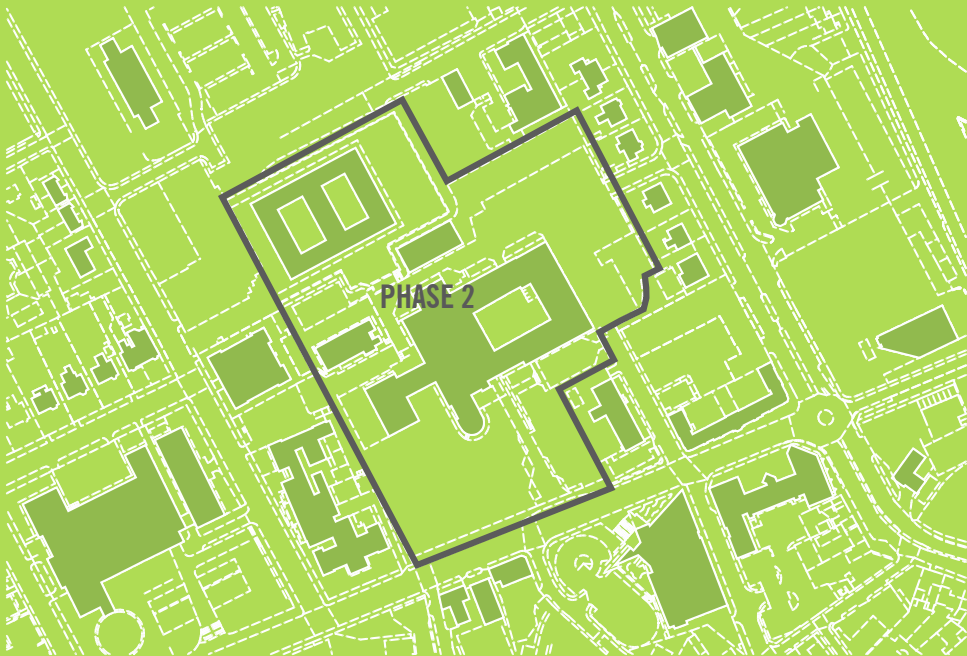
HC
HAMILTON
GREEN

HAMILTON GREEN PHASE 2 Almada Square



Disposal Strategy

UWS working in partnership with SLC are seeking to sell the whole of their land holding associated with the former Almada Street Campus of UWS. The disposal is being advanced in three phases that include:



Disposal	Core Elements	Area	Status
Phase 1	Caird Building and associated sites	4.95 acres	Sold – subject to missives
Phase 2	Almada Building & Core Site	9.1acres	Subject of Current Sale
Phase 3	Almada / Bothwell Frontage Site	1.37 acres	Future Sale

Areas are indicative and tenderers should confirm site details from the Data Room Title Plans.

Site Sale – Phase 2 Current Invitation to Tender

UWS are seeking to dispose of the core Almada Campus site in a single lot. The land offers a strategic development opportunity extending to 9.1 acres (3.7ha) in an excellent location and with strong frontage and visibility to Almada Street. The land provides developers with the opportunity to acquire a major Hamilton asset and work with UWS in developing a mixed-use residential led masterplan in accordance with the Planning Permission in Principle. Phase 2 presents the buyer with the major part of the Hamilton Green site.

Site Sale Information – Data Room

UWS are selling the site with existing buildings. The sale is supported with a range of data that includes: Building Plans and Detail; Asbestos Survey; Site Investigation Information; Utility Mapping; Topographic Survey; and other relevant information (PPIP Planning Consent; Development Framework; Section 75 Agreement; Policy & Guidance: Affordable Housing / Designing Street / Development Management Place-making & Design / Greenspace Community Infrastructure). The data and site information can be accessed via web Data Room.

Access to the online Data Room is password controlled. Interested parties should register their email address with South Lanarkshire Council (Joanne Forbes) who will provide access to the Data Room.

Joanne.Forbes@southlanarkshire.gov.uk



PLANNING

The sites form part of the Hamilton Green masterplan. Parties are advised to satisfy themselves in respect of their proposed use of the buildings / land with South Lanarkshire Council planning department. Additionally a Development Framework sets out a planning brief for the site.

OFFERS

The sales prospectus invites bids the entire Phase 2 Site extending to 9.0 acres. Offers are invited for our clients heritable interest in the building and sites. Offers should be accompanied with a masterplan layout demonstrating tenderers compliance with the Planning Brief and other requirements of the terms of the sale.

The sale prospectus, site masterplan and planning brief are included within the online site Data Room. Access to the Data Room will be provided on registration of interest.

FURTHER INFORMATION

Joanne Forbes

Joanne.Forbes@southlanarkshire.gov.uk

Property Manager (Asset and Estates)

Housing and Technical Resources

On behalf of:

UNIVERSITY OF THE
WEST of SCOTLAND
UWS

