



CHAPELCROSS SCOTLAND

ANNAN DG12 6RF



All Enquiries

- ✦ Strategic Development Opportunities
- ✦ Available on a phased basis
- ✦ Up to c.439 acres (c.177 hectares)

AVISON
YOUNG



An opportunity to purchase a strategic site on a scale rarely available in the UK. The site is available on a phased basis as a whole or parts. The Seller in conjunction with its partners Dumfries and Galloway Council and South of Scotland Enterprise, invite proposals from interested parties.

The existing facility is in the process of being de-commissioned.

INTRODUCTION



LATER PHASES

PHASE 1

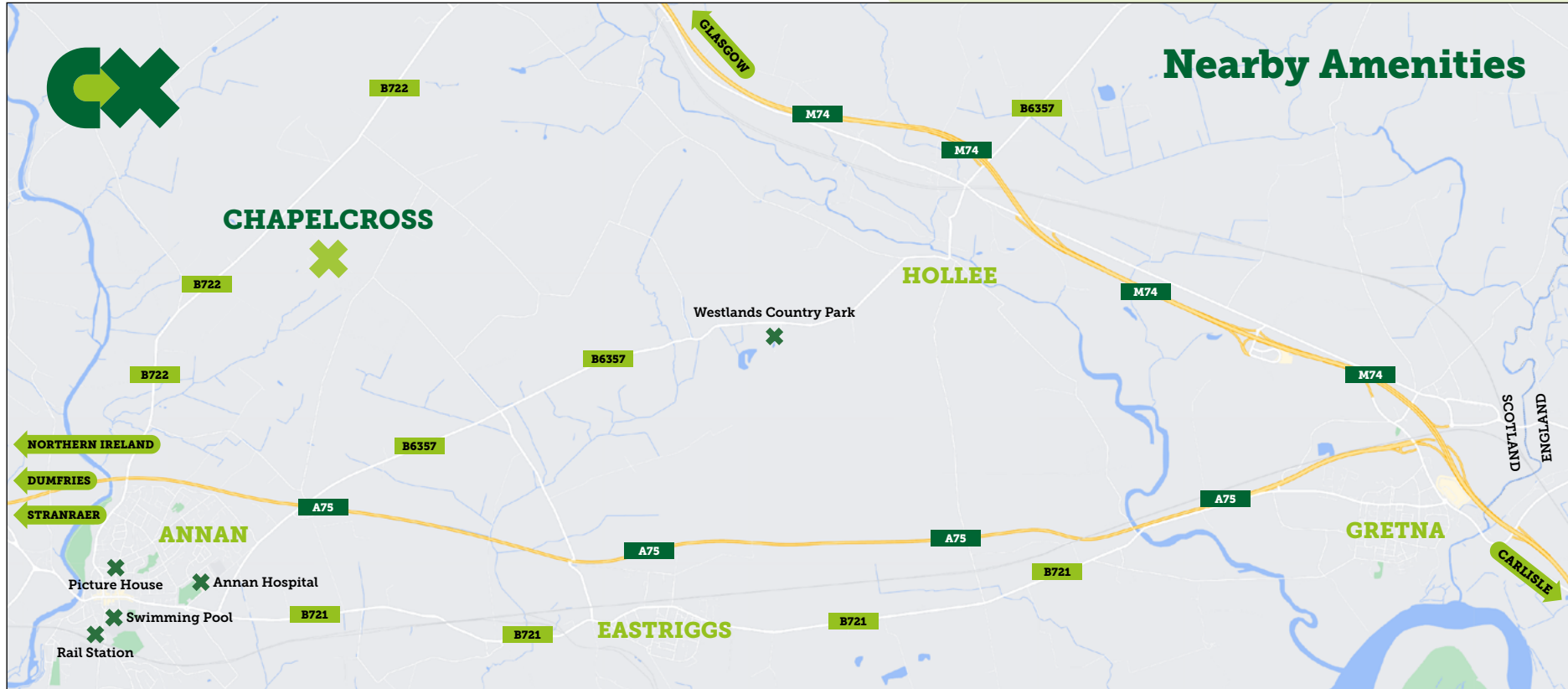
Site Area

The total site area extends to c.439 (c.177 hectares) as indicated on the boundary plan. Approximately c.135 acres (c.55 hectares) is immediately available in phase 1.

Indicative site plan phasing

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- ✘ One of the largest brownfield sites available for sale in Scotland
 - ✘ Close proximity to M74 Scotland and A75 trunk route to Ireland and the rest of Europe
 - ✘ Good Digital Connectivity
 - ✘ Existing Skilled workforce
 - ✘ Direct access to National Grid Power Network
 - ✘ Supportive Planning Authority
 - ✘ Water Pipeline connection to Solway Firth / Irish Sea

HIGHLIGHTS



Location

Chapelcross lies close to the Scotland / England border in the Dumfries and Galloway region.

The site lies close to the M74 Motorway providing direct links to the M6 and the rest of the UK Motorway network. The site is near to the west coast Glasgow - London main railway line which also provides freight services. The nearest railway station is in the town of Annan, approximately 3km / 2 miles south west. Annan has a wide range of amenities including schools, health facilities, shops and Tesco superstore.

Description

Chapelcross comprises a former Nuclear Power Station which is in the process of being decommissioned. Surrounding the core facilities are various undeveloped sites which are available for more immediate development. A drone fly over video dated June 2021 can be viewed by clicking here:

[CX Project Presentation - YouTube](#)

The site has been identified as a potential Hydrogen Hub in the Scottish Government's [Hydrogen Action Plan](#) and by Scottish Futures Trust for possible host for a Data Centre.

Planning

Chapelcross is designated for Business, Industrial and Energy related purposes in the Dumfries and Galloway Local Development Plan dated October 2019. This site is also National Development (No. 17) in NPF4.

Policy ED4: Chapelcross

The Council will encourage business, industrial and energy generating development proposals at Chapelcross. Priority will be given to the re-use of brownfield land.

Terms

The Sellers, in conjunction with their partners Dumfries and Galloway Council and South of Scotland Enterprise invite proposals from interested parties.

Further Information

For further information please visit <https://www.cxproject.co.uk/>

Development Framework & Masterplan

A Development Framework setting out a vision for the site was produced in July 2015. A Masterplan Framework or Simplified Planning Zone (SPZ) is at the examination stage.

Please contact the sole selling agents in the first instance to register an interest or for further information.

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**ENQUIRE
TODAY**

Get in Touch

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