

LAND FOR SALE

MOTHERWELL ROAD

NEWHOUSE · MOTHERWELL · ML1 5ST

17.2 HECTARES (42.5 ACRES) APPROX.

- Excellent accessibility as close to Junction 6 of M8 Motorway and A73
- 17.2 Hectares (42.5 Acres) approximately
- Close to Premier Inn, Newhouse Industrial Estate plus Co-op and Brakes Group Warehouses
- Farmland currently within Green Belt
- Offers over £150,000 invited

CLOSING
DATE - 12 NOON
TUESDAY 18
FEBRUARY 2020



LOCATION

The subjects are situated on the west side of Motherwell Road (B7066) a short distance south of its junction with Carlisle Road (A73) which, in turn, is a short distance south of both junction 6 of the M8 and Edinburgh Road as shown on the attached plan.

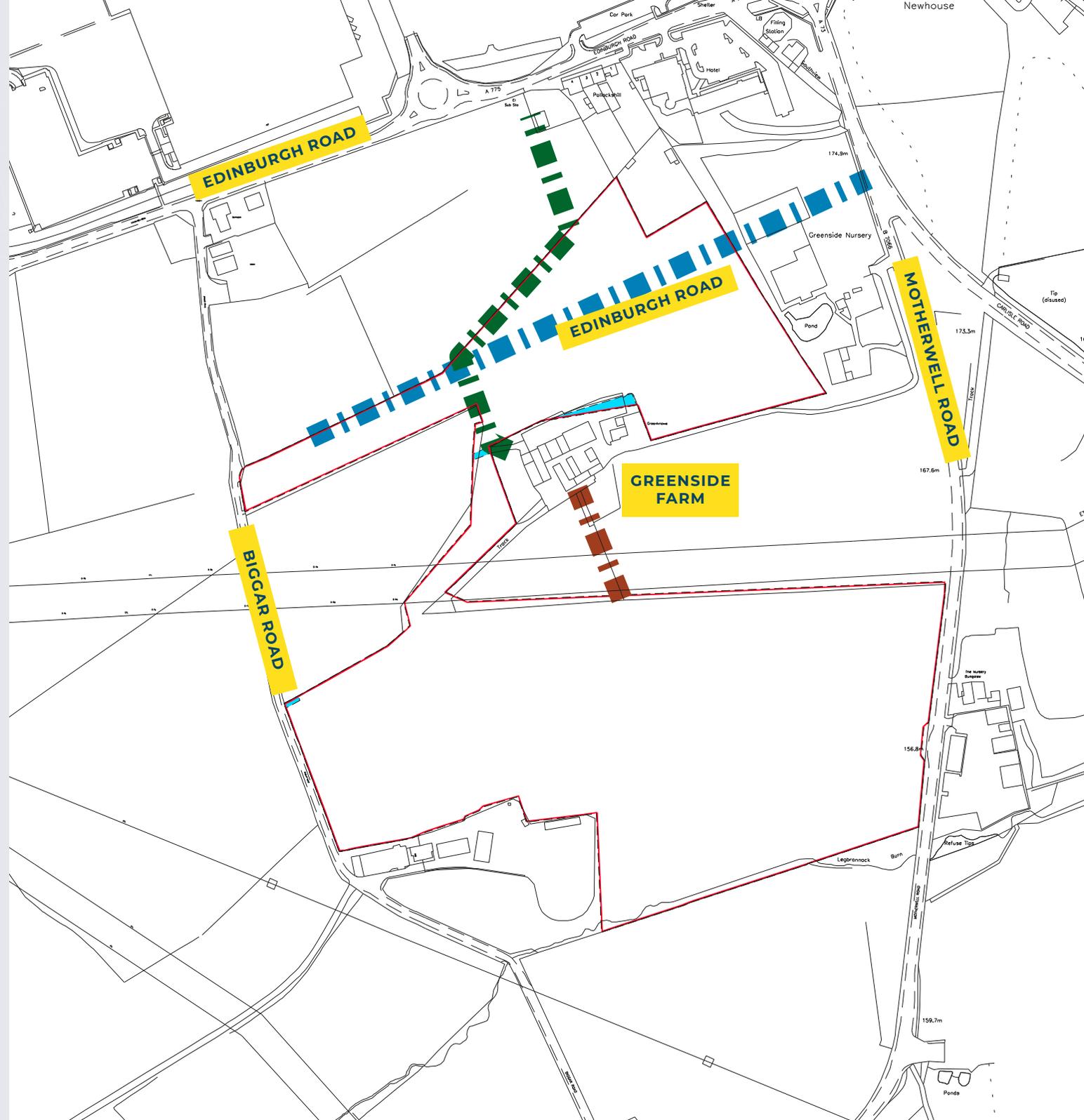
The area south of the M8 at Newhouse, is dominated by industrial developments, comprising Eurocentral, Newhouse Industrial Estate and extremely modern major distribution centres for the likes of Co-op and Brakes Group.

On the south side of Edinburgh Road, between Biggar Road and the Edinburgh Road/A73 roundabout, are commercial premises, residential development, the Newhouse Beefeater/Premier Inn and a petrol filling station. South of this on the A73 is the Greenside Garden Centre. In addition there is an industrial/commercial property and yard further to the south fronting Biggar Road with further housing close to the junction of Biggar Road and the B7066 otherwise, the remaining land is open farmland with Greenside Farm at its centre.

DESCRIPTION

The subjects comprise 2 connected parcels of farmland that lie within a larger land holding contained by Edinburgh Road to the north, Biggar Road to the west and A73/B7066 to the east.

The northern part of the site lies immediately north of Greenside Farm and there is a short frontage to Biggar Road. The larger southern portion has a longer frontage to Biggar Road and also extensive frontage to Motherwell Road (B7066). These 2 areas are connected by a strip of land to the immediate west of Greenside Farm.



Road and field boundaries are defined by hedges and fences but the land otherwise lacks any definable features or trees, other than a hedge line and pylon / power line that crosses it, this being indicated on the attached Title Plan / Ordnance Survey extract.

The Title plan shows the extent of the site outlined in red and also shown coloured/ highlighted are the following areas over which there are heritable and irredeemable servitude rights for Greenside Farmhouse and lands as follows:-

Green Broken Line - for the supply of water along the line shown.

Blue Broken Line – for supply of electricity along the line shown.

Brown Broken Line – for removal of sewage and waste water along the line shown.

Areas Tinted Blue – rights of access over these 3 small areas of ground.

SITE AREA

According to our calculations the area shown outlined in red on the attached plan extends to approximately 17.2 hectares (42 acres).

PLANNING

The subjects are designated in the North Lanarkshire Local Plan 2012 (NLP) as Green Belt although land in close proximity, immediately north of Edinburgh Road, is shown as industry and business sites and is defined as a Strategic Location for Business and Industry.

The northern part of the site was the subject of a previous planning application for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) Development

(Reference 17/01508 PPP). This was refused by North Lanarkshire Council on 17th May 2018 and subsequently dismissed at appeal on 29th August 2018.

DM Hall have a Planning Report which gives detailed information on the planning history and potential for development within existing policy framework. This report can be provided to interested parties upon request.

PRICE

Offers in excess of £150,000 are invited for our clients heritable interest.

VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agent:



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DATE OF
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REFERENCE

WSA1724

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