



DEVELOPMENT LAND FOR SALE

- > SITE AREA APPROXIMATELY 1.53 HECTARES (3.78 ACRES)
- > INDICATIVE PLAN ATTACHED FOR 53 RESIDENTIAL UNITS
- > SUITABLE FOR DEVELOPMENT SUBJECT TO PLANNING
- > PROMINENT ROADSIDE LOCATION
- > **PRICE: OFFERS INVITED**

FOR SALE

DEVELOPMENT LAND, ROSEHALL ROAD, SHOTTS

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LOCATION

The subjects are situated within the popular town of Shotts, located within the central belt of Scotland some 24 miles to the east of Glasgow City Centre., and 28 Miles to the west of Edinburgh.

Shotts benefits from fantastic transport links, with Junction 5 of the M8 motorway to the north, connecting the town with Glasgow and Edinburgh and the A71 to the south connecting to the M74 and wider national road network. Shotts is located around 3 miles to the North East of Newmains where a wide range of local amenities such as supermarkets, schools and public facilities can be found.

The site itself is located along Rosehall Road to the immediate south of the town centre, in a largely residential area. Commercial occupiers within the vicinity include John Brown & Sons, Moffat Butchers and Rosehall Manor Care home.

The location map is provided for illustrative purposes only.

DESCRIPTION

The subjects comprise an area of land with a frontage on to Rosehall Road Shotts. The site consists of a fairly regularly shaped site, of mostly rough ground which appears to be relatively level. The site is currently uncleared.

Given the prominent position of the site, the site may suit future redevelopment subject to obtaining the appropriate planning consents

Using Promap digital mapping, we calculate the site area to extend to approximately 1.53 Hectares (3.78 Acres)

SALE PRICE

Offers are invited for our client's heritable interest in the subjects.

SERVICES

We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity.

TITLE PLAN

Site Boundaries are indicative only, any purchaser should satisfy themselves as to the extent of the site prior to submitting a formal offer.

Title documentation can be provided to seriously interested parties upon written request.

PLANNING

The subjects are covered by the North Lanarkshire Council Local Development Plan Modified Proposed Plan Policy Document 2018. Further information can be found at www.lanarkshire-vjb.gov.uk quoting reference 21/00226/FUL.

VAT

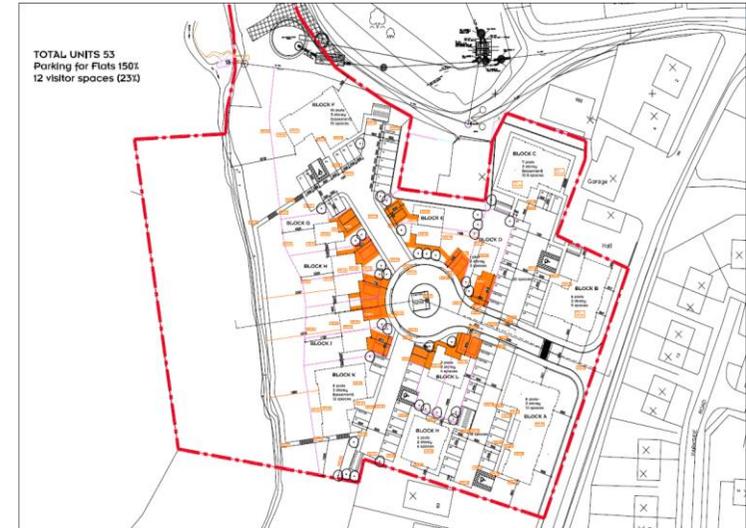
Unless otherwise stated, all prices, premiums etc. are quoted exclusive of VAT.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to the transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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.



The location map above is for illustrative purposes only.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road Glasgow, G11 5RD, 0141 331 2807

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