

ONLINE AUCTION

- > AUCTION DATE 4TH DECEMBER 2024 AT 2:30PM
- > POTENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)
- > TOTAL SITE AREA OF 0.47 ACRES (0.19 HECTARES) APPROX.
- > GUIDE PRICE: £15,000

FOR SALE

LAND AT EXCELSIOR STREET, MOTHERWELL, ML1 2JU

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LOCATION

The subjects occupy a prominent position between Nethererton Industrial Estate and Wimpey's Excelsior Gate residential development within Motherwell approximately 16.9 miles from Glasgow city centre.

Motherwell benefits from an excellent transport infrastructure, with the A723 providing connections to both the M74 and M8 motorways. This offers convenient access for commuters travelling to Edinburgh and Glasgow, as well as routes extending both north and south of the border. Shieldmuir train station is also located less than one miles walking distance.

Muirhouse Primary School is located approximately one mile from the subjects, serving as the main primary school for the local area.

DESCRIPTION

The subjects consist of undeveloped woodland located on Excelsior Street, Motherwell. The topography of the site is considered to be level.

We would strongly recommend that any prospective purchaser should familiarise themselves with the full extent of the subjects by reviewing the Title Plan and Legal Pack relating to this disposal prior to purchase.

SITE AREA

The site area extends to approximately **0.19 Hectares (0.47 Acres)** or thereby.

PLANNING

The land is located within North Lanarkshire Council area. It is the responsibility of any potential purchaser to satisfy themselves in terms of planning, further details can be accessed on [Current North Lanarkshire Local Development Plan | North Lanarkshire Council](#).

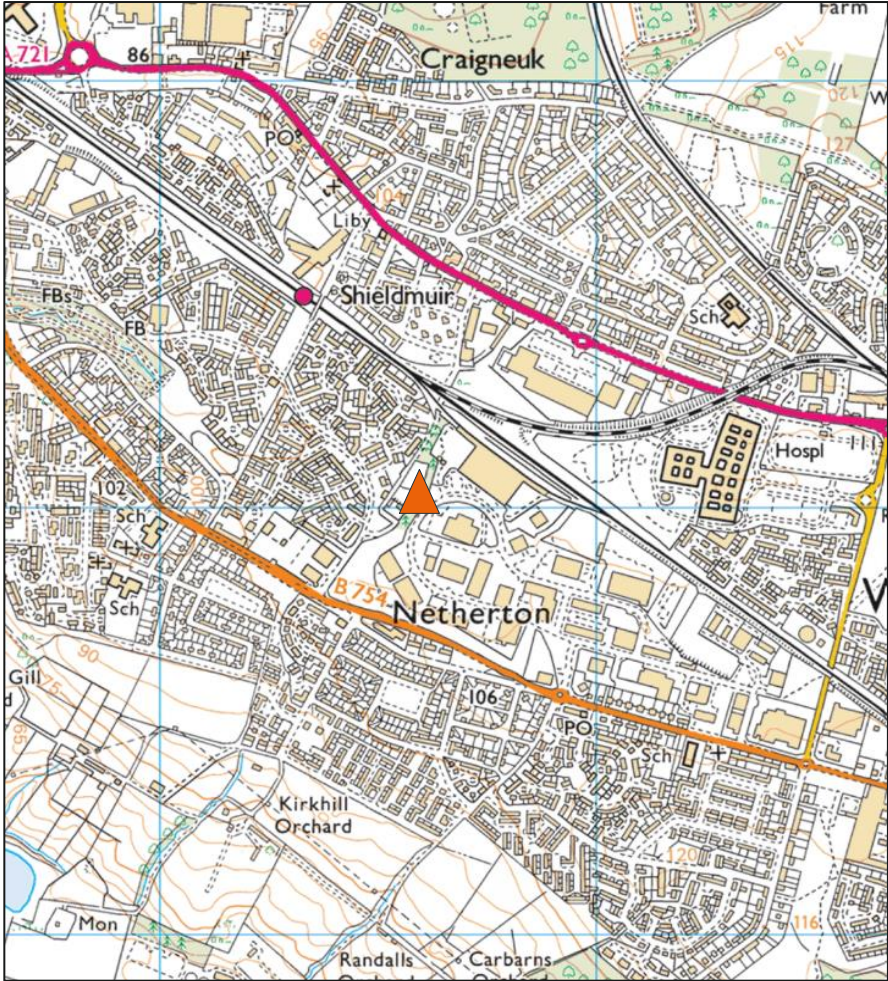
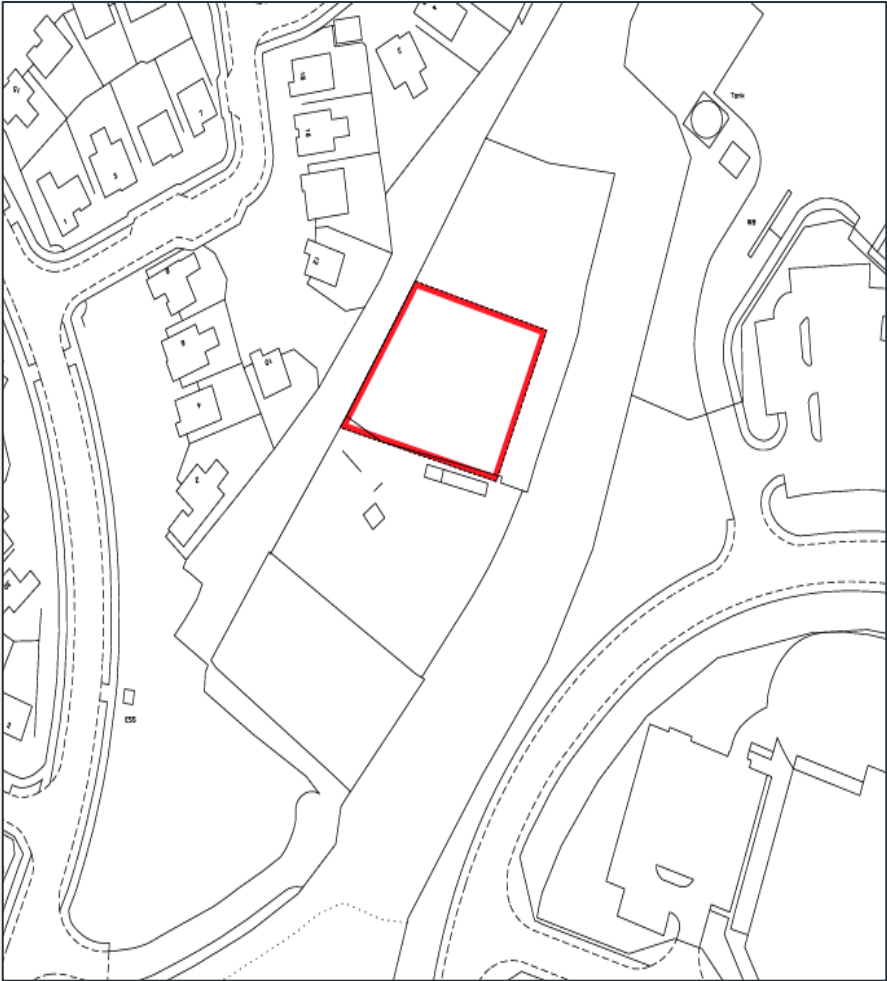
LAND AT EXCELSIOR STREET, MOTHERWELL



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www.shepherd.co.uk/commercial-auctions



Plans for Indicative Purposes Only

AUCTION DATE

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AUCTION DATE

The auction will be held on 4th December 2024 and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

RATEABLE VALUE

It appears that the subjects are not entered within the current Valuation Roll. Prospective purchasers are advised to make their own enquiries.

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

LEGAL PACK

The legal packs are available to view online

VAT

See legal pack.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

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)/occupiers(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.

CONTACT DETAILS

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

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: NOVEMBER 2024**