

FOR SALE

**Substantial Development
Land For sale**

Site Area - 19.52 Acres (7.9 Hectares)

May be suitable for development
subject to planning

Proposal of application notice (pan)
submitted

Popular residential location

Price: offers are invited



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SITE AT WOODHALL ROAD, NEWMANS

CONTACT:

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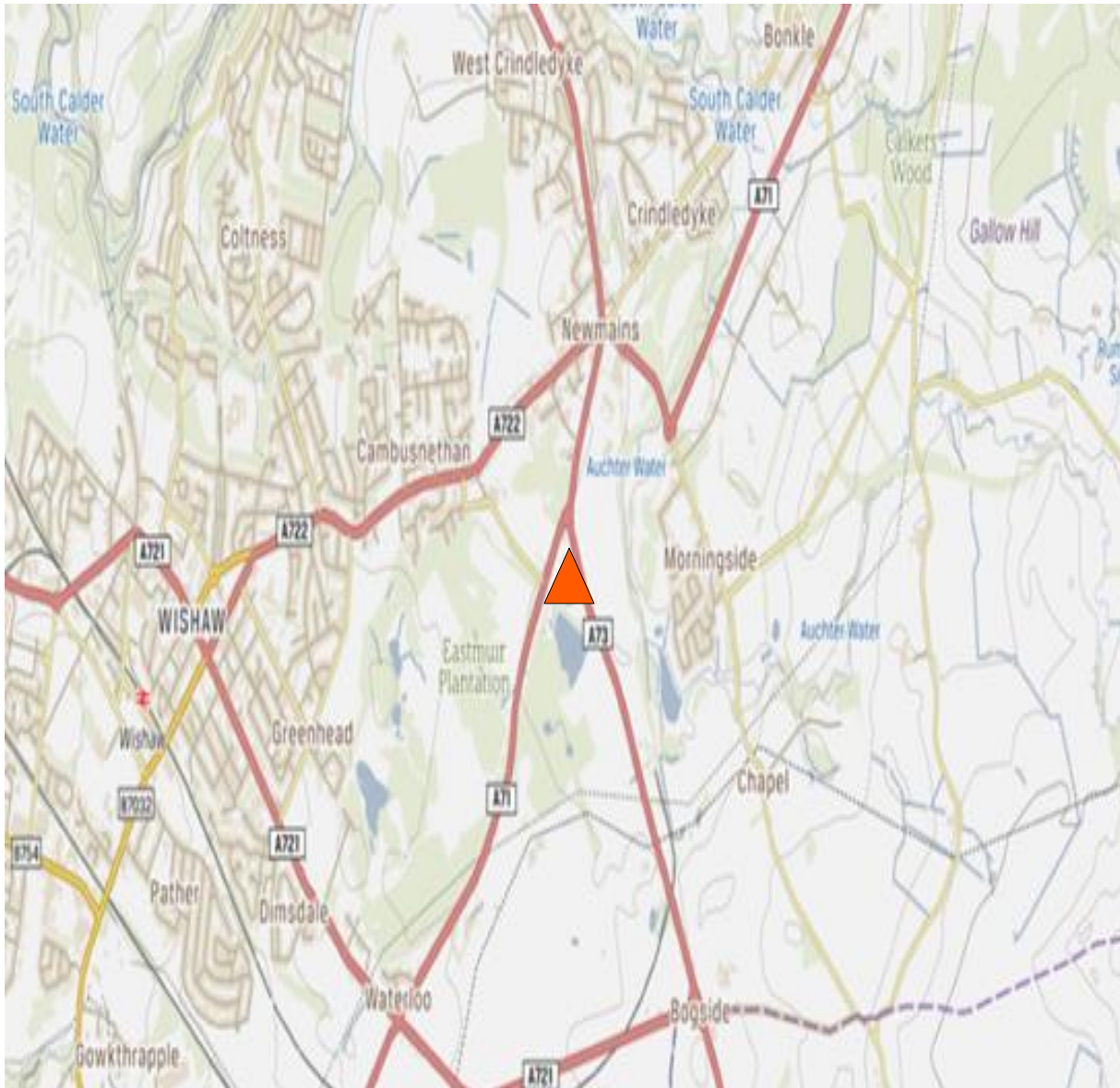
| 0141 331 2807 – 07720 466035
| 0141 331 2807 – 07720 466018





Location

LAND AT WOODHALL ROAD, NEWMAINS



The popular commuter town of Newmains is located a short distance to the east of Wishaw, within the North Lanarkshire catchment area. Newmains has a resident population of around 6,000, with a wider catchment area of over 40,000. Newmains is located at the junction of the A73 and A71, and also enjoys easy access to the M8 motorway via Junction 6 which lies around 5 miles to the north.

Newmains benefits from a wide range of local services and amenities with nearby Motherwell and Wishaw being the main shopping and administrative centres for the district.

The site itself is located along Woodhall Road, a short distance to the south east of Newmains town centre. The site is conveniently situated in close proximity to the A71 providing excellent access to and from the site.



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Description



The subjects comprise a substantial mostly level greenfield area of land with a frontage on to Woodhall Road within the town of Newmains.

Given the size and prominent location of the subjects, the site may suit a residential development, subject to securing the appropriate planning consents.

A proposal of application notice (PAN) has been submitted in respect of the site. Further information can be provided to seriously interested parties upon request.



ACCOMMODATION

Using Promap digital mapping, we calculate the site area to extend to approximately 7.9 Hectares (19.52 Acres).



SALE PRICE

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

PLANNING

The subjects are covered by the North Lanarkshire Council Local Development Plan Modified Proposed Plan Policy Document 2018.

Prospective purchasers should satisfy themselves in relation to planning prior to purchase. Further enquiries should be directed to North Lanarkshire Planning portal, or calls directed to 01236 632500.

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.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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