## **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



**CLICK HERE FOR LOCATION!** 



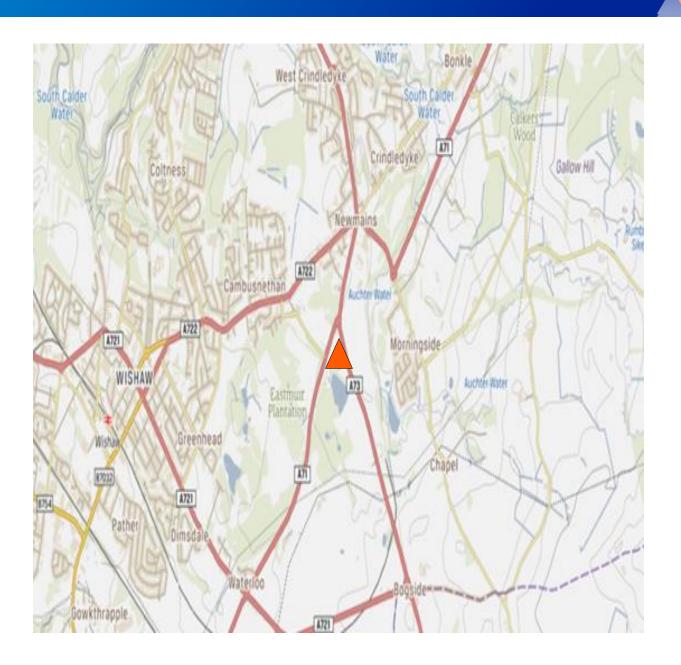
### SITE AT WOODHALL ROAD, NEWMAINS

**CONTACT:** 

Adam Honeyman MA (Hons) MRICS Steve W Barnett BLE FRICS a.honeyman@shepherd.co.uk s.barnett@shepherd.co.uk | **0141 331 2807 - 07720 466035** | 0141 331 2807 - 07720 466018







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 Woodhalll 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.











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 ingoing 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:



#### **Adam Honeyman**

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#### **Steve Barnett**

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#### **Shepherd Chartered Surveyors**

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t: 0141 331 2807









#### 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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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 representation s of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (ii) 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. REVIEWED: November 2024.