

For Sale



**SINGLE HOUSE PLOT
455/461 CAMBUSNETHAN STREET, WISHAW
ML2 8NN**



- Residential development opportunity for a single detached property.
- The new build should be no more than 1.5 storey in height.
- Gross site area: 521 square metres (0.129 acre) or thereby.

- Offers over £40,000 are invited.
- Closing Date: 12 noon on Wednesday 7th December 2022

For further information

email: propertysales@northlan.gov.uk

Location

Cambusnethan Street forms part of the main traffic route between Wishaw town centre and Newmains.

The plot is located on the north side of the street, with private residential dwellings on either side within walking distance of the shopping centre at Newmains.

Description

This gap site is one of several general amenity sites on Cambusnethan Street; maintained grassland with trees planted close to the road frontage and shrub planting on the rear boundary.

The site extending to 521 square metres (0.129 acre) or thereby, is bounded to the north by agricultural land; to the east by a timber fence forming the boundary of 463 Cambusnethan Street, to the south by Cambusnethan Street & to the west by a brick/blockwork wall forming the boundary of 453 Cambusnethan Street. There is no physical boundary to mark the northern boundary.

The site falls from east to west and, also from south east to north west.

Planning

The bidder will be required to obtain planning permission for a change of use. The Design and Technical Guidance provides information in relation to this.

Price

North Lanarkshire Council seeks **offers over £40,000** for the site.

VAT

The council reserve the right opt to tax the site. VAT may therefore be charged on the sale price.

Bids

All bidders must be registered as a "Supplier" with [Public Contracts Scotland](#) (this is a free service and can be concluded within 10 minutes of logging on to the site). This portal allows contracting authorities to invite prospective bids to be submitted electronically via the website's secure tender post-box.

Once you have registered you must notify contract.support@northlan.gov.uk providing:-

- The email address that you have registered with Public Contracts Scotland.

- Your name and telephone number.
- The site you are interested in.

You will then be added to the distribution list and you will receive an email from PCS inviting you to accept the invitation. Click accept the invitation. This will enable you to download the material relating to the property and to upload your bid using this portal.

The Council will only accept bid submissions made via the Public Contracts Scotland Portal. No other form of bid submission is permissible.

The closing date for bids is **12 noon on Wednesday 7th December 2022** Any submission that does not meet the requirements detailed herein could be excluded.

Bids arriving after the closing date/time will not be considered. The Council does not undertake to accept the highest bid, or indeed, any bid received. Bids will not be accepted if sent by fax or email.

The Council will provide an application form which should be completed by the bidder and returned by the closing date.

When uploading your response, please be aware of the speed of your internet connection, your system configuration and general web traffic that may impact on the time required to complete the transaction. Uploading and submitting of your bid must be completed by the final submission deadline.

Legal Costs

Each party shall be responsible for their own legal costs. The purchaser will be responsible for registration fees, Land and Buildings Transaction Tax and any VAT thereon.

Viewing & Further Information

The site is accessible for viewing.

Point of Contact

Colin Scott:07967 338481:scottcol@northlan.gov.uk

Supplementary Information

The Council can offer the following supplementary information:-

1. Design & Technical guidance note
2. Disposal plan.
3. Coal Authority report.
4. Application form.

Date of Publication – Sept 2022

IMPORTANT NOTE

- Recognising the Requirements of Writing (Scotland) Act 1995, these particulars are not intended to be contractual in effect. Any contract can only be entered into following the exchange of Missives between solicitors
- All descriptions, dimensions, reference to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The information contained within these particulars has been checked and, unless otherwise stated, is understood to be materially correct at the date of publication. After the particulars have been printed, circumstances may change outwith our control. When this occurs, we will endeavour to inform all enquirers at the earliest opportunity.
- The privacy statement for how we process your personal information can be found at <https://www.northlanarkshire.gov.uk/business/commercial-land-and-property/land-and-property-sale/estates-privacy-statement>. Alternatively, a paper copy can be obtained by emailing the point of contact on these particulars, or by sending an email to propertysales@northlan.gov.uk
- All prices quoted are exclusive of VAT.