

For Sale
Prime Development
Opportunity



Allocated for residential development

Situated in an established housing area

Excellent transport provision and within walking distance of Coatbridge Sunnyside Station



**Hollandhurst Road
Coatbridge**



Site: 0.66 hectares (1.63 acres) or thereby

LOCATION

Coatbridge, one of Lanarkshire’s main towns with a population of approximately 41,000 (2012 Census) has benefitted from significant redevelopment and investment and is now recognised as a thriving, modern town offering excellent education, leisure and retail facilities.

The site is located within the northern part of Coatbridge and within an area which has both modern family housing and more traditional housing.

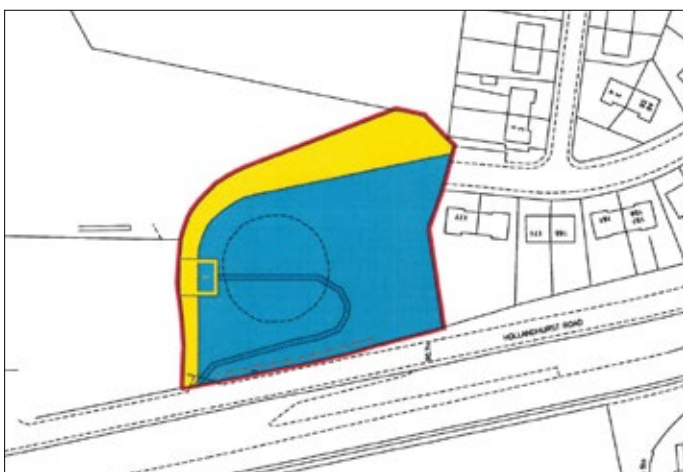
The Scottish Museum of Scottish Industrial Life, The Time Capsule Waterpark and Coatbridge Town Centre are all nearby.

Good local bus routes serve the subjects and Coatbridge Sunnyside Station is within a short walk of the site which allows fast travel to Glasgow. The site is also well located with good access to Lanarkshire’s main arterial routes and motorways.

A range of educational establishments serve the Coatbridge area including Coatbridge High School, St Ambrose School Campus and New College, Lanarkshire (Coatbridge Campus).

DESCRIPTION

The property comprises a regular shaped cleared and generally level site. The site benefits from having a prominent frontage to Hollandhurst Road. Access could potentially be taken from Hollandhurst Road or from either the modern development to the north (Heatherbell Road) or from West George Street to the south.



SITE AREA

The site area extends to 0.66 hectares (1.63 acres) or thereby, all as shown on the plan above.

PLANNING STATUS

The site is allocated in the North Lanarkshire Council’s Local Development Plan, Modified Proposal Plan under Policy PROM LOC3 Housing Development sites as an Existing Housing Site (Site Ref NLMK 1049). North Lanarkshire Council as Planning Authority, accepts in-principle the redevelopment of the subject site for residential development.

DEVELOPMENT OPPORTUNITY

The site offers an excellent opportunity for redevelopment for residential use, situated within a well established area.

The site also has the potential to be redeveloped for alternative uses which would be compatible with the adjacent residential developments, subject to the usual statutory planning requirements.

PRICE/OFFERS

Offers are invited for our client’s interest in the subject with vacant possession. The price is to be paid in full on the date of entry.

It is likely a closing date will be set. It is imperative that all interested parties register their interest in writing in order to be advised of any future closing date or to receive further additional information.

All offers must stipulate a headline price. Any abnormal costs, including planning gain should be itemised and costed and their impact calculated in terms of offer price.

Our client’s preference is to receive non-conditional offers. However, should conditional offers be made, it is preferred that these are subject to the payment of a non-refundable deposit of 10% on conclusion of missives. The deposit shall be deducted from the purchase price, payable at settlement.

VALUE ADDED TAX/LAND & BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any purchaser must satisfy themselves in regard to VAT. The purchaser will be responsible for any VAT, Land & Building Transaction Tax, Recording Dues and Copy Extracts that are applicable in this transaction.

ENVIRONMENTAL CONSIDERATIONS

The site was formerly owned and used by Cadent and has been remediated to the standard required for Open Storage. Further details of the remediation work undertaken to date are available on request.




LEGAL & PLANNING COSTS

Each party will be responsible for their own legal costs.

If the accepted offer is subject to securing planning consent, Ryden is instructed by the owner to monitor the preferred bidder’s planning application. Costs associated with this are to be paid by the preferred bidder on determination of the planning application and this should be reflected in the offer.

VIEWING/FURTHER INFORMATION

Viewing can be arranged and further information made available to parties who register a serious interest in writing.

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