



## SUBSTANTIAL DEVELOPMENT LAND FOR SALE

- > SITE AREA APPROXIMATELY 7.9 HECTARES (19.52 ACRES)
- > MAY BE SUITABLE FOR DEVELOPMENT SUBJECT TO PLANNING
- > PROPOSAL OF APPLICATION NOTICE (PAN) SUBMITTED
- > POPULAR RESIDENTIAL LOCATION
- > **PRICE: OFFERS ARE INVITED**

Site plan for indicative purposes only

# FOR SALE

### SITE AT WOODHALL ROAD, NEWMAINS

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**SITE AT WOODHALL ROAD, NEWMAINS**



Architectural drawings for indicative purposes only.

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

**Shepherd Chartered Surveyors** 31 Byres Road, Glasgow, G11 5RD - 0141 331 2807

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**LOCATION**

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.

The location map is provided for illustrative purposes only.

**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.

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.

**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.

**TITLE PLAN**

Site Boundaries are indicative only, and any purchaser should satisfy themselves as to the extent of the site prior to submitting a formal offer.

Title documentation can be provided to seriously interested parties upon written request.

**PLANNING**

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

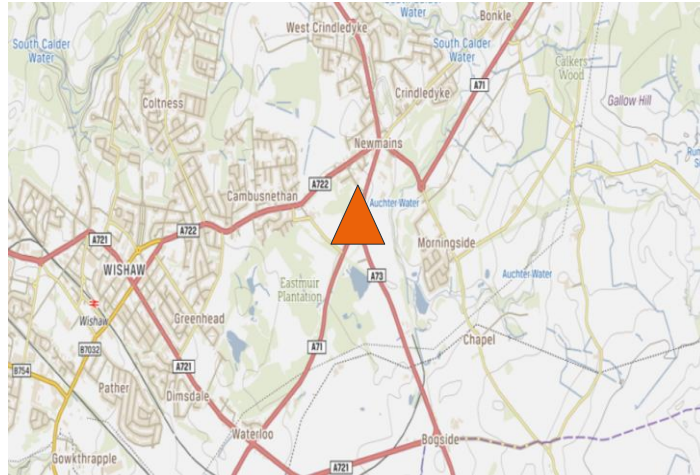
Prospective purchasers should satisfy themselves in relation to planning prior to purchase. Further enquiries should be directed to North Lanarkshire Planning portal, or calls directed to 01236 632500.

**VAT**

Unless otherwise stated, all prices, premiums etc. are quoted exclusive of VAT.

**LEGAL COSTS**

Please note that each party will be responsible for their own legal costs relative to the transaction.



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