

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 Invited



CLICK HERE FOR LOCATION!



SITE AT WOODHALL ROAD, NEWMAINS

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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 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.



[CLICK HERE FOR LOCATION](#)



Description

LAND AT WOODHALL ROAD, NEWMAINS



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 proposed architects plan has been included for reference and a Planning Application Notice (PAN) has been submitted in respect of the site. Details of this are provided on the next page.

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

For further information on planning, please click on link below:-

Planning Ref No: [23/00367/FUL](#)

Prospective purchasers should ensure they are fully informed about planning matters before making a purchase. For further enquiries, please contact the North Lanarkshire Planning department:

- Phone:- 01236 632 487 or 01236 632 500
- Email:- planningenquiry@northlan.gov.uk

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.

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:



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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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