

FOR SALE

DEVELOPMENT LAND FOR SALE

Site area approximately 1.53
hectares (3.78 acres)

Planning permission for 49
residential units granted in full

Prominent roadside location

PRICE: Offers Invited



CLICK [HERE](#) FOR LOCATION!



Red boundary outline is for indicative purposes only

DEVELOPMENT LAND, ROSEHALL ROAD, SHOTTS

CONTACT:

Steven W Barnett BLE FRICS
Adam Honeyman MA (Hons) MRICS

s.barnett@shepherd.co.uk
a.honeyman@shepherd.co.uk

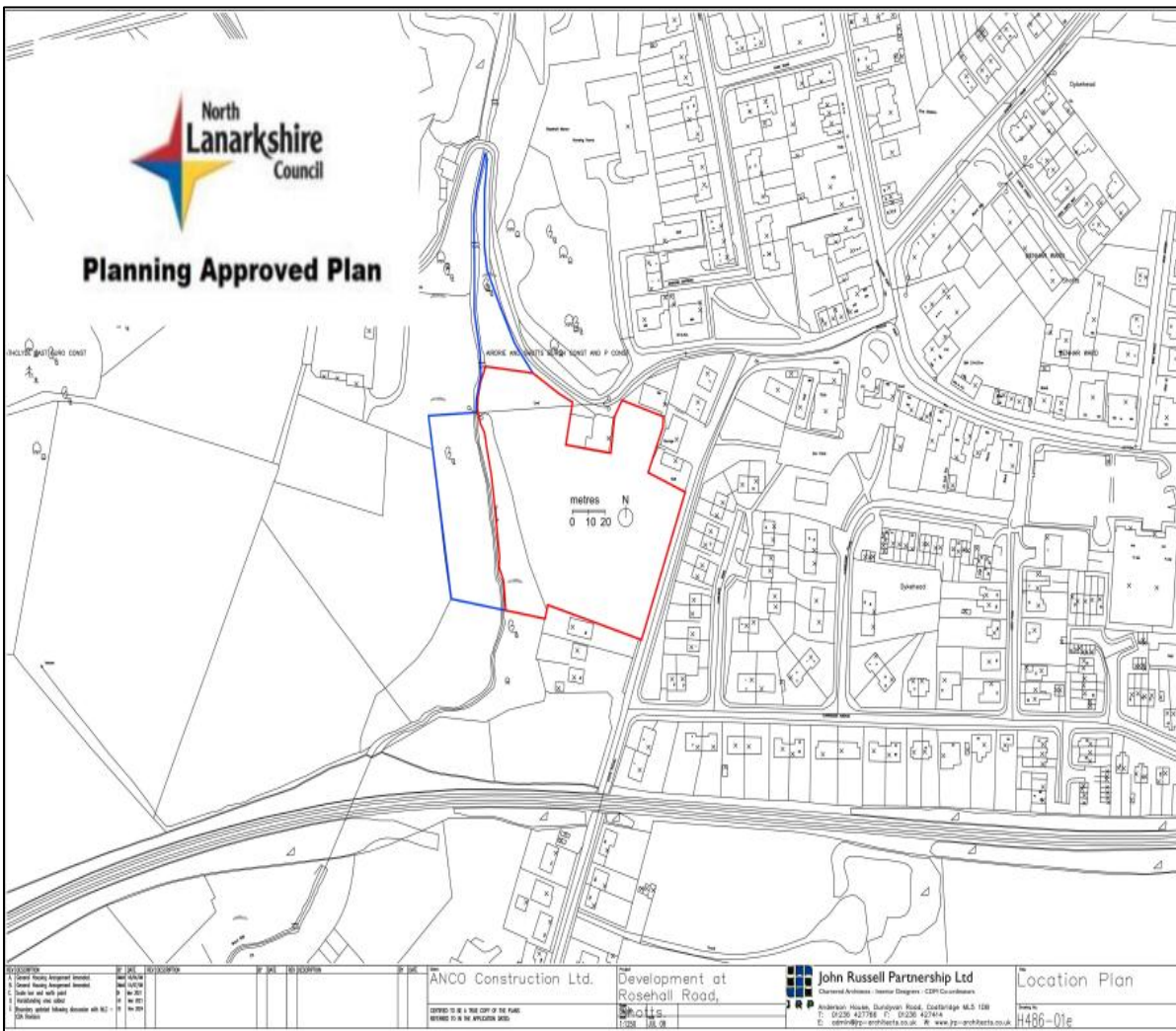
| 0141 331 2807 - 07720 466 018
| 0141 331 2807 - 07720 466 035





Location

DEVELOPMENT LAND, ROSEHALL ROAD, SHOTTS



The subjects are situated within the popular town of Shotts, located within the central belt of Scotland some 24 miles to the east of Glasgow City Centre and 28 miles to the west of Edinburgh.

Shotts benefits from fantastic transport links, with Junction 5 of the M8 motorway to the north, connecting the town with Glasgow and Edinburgh and the A71 to the south connecting to the M74 and wider national road network. Shotts is located around 3 miles to the northeast of Newmains where a wide range of local amenities such as supermarkets, schools and public facilities can be found.

The site itself is located along Rosehall Road to the immediate south of the town centre, in a largely residential area. Commercial occupiers within the vicinity include John Brown & Sons, Moffat Butchers and Rosehall Manor Care Home.

The location map is provided for illustrative purposes only.

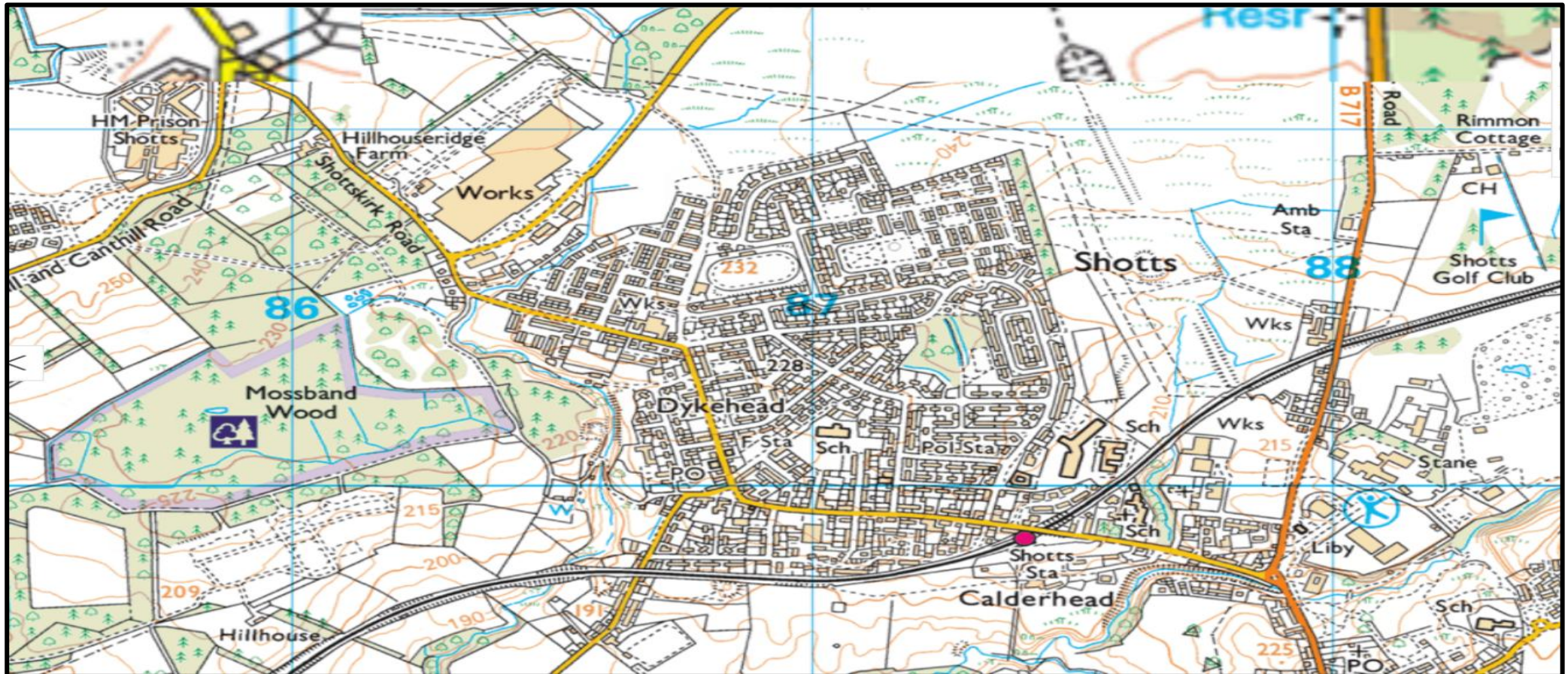


Description

DEVELOPMENT LAND, ROSEHALL ROAD, SHOTTS

The subjects comprise an area of land with a frontage onto Rosehall Road, Shotts. The site consists of a fairly regularly shaped site, of mostly rough ground which appears to be relatively level. The site is currently uncleared.

Using Promap digital mapping, we calculate the site area to extend to approximately 1.53 Hectares (3.78 Acres).



The location map above is for illustrative purposes only



The site has approved planning permission for 49 residential units approved on 9 December 2024.

Information on this planning can be found at:

[View Planning Application](#)

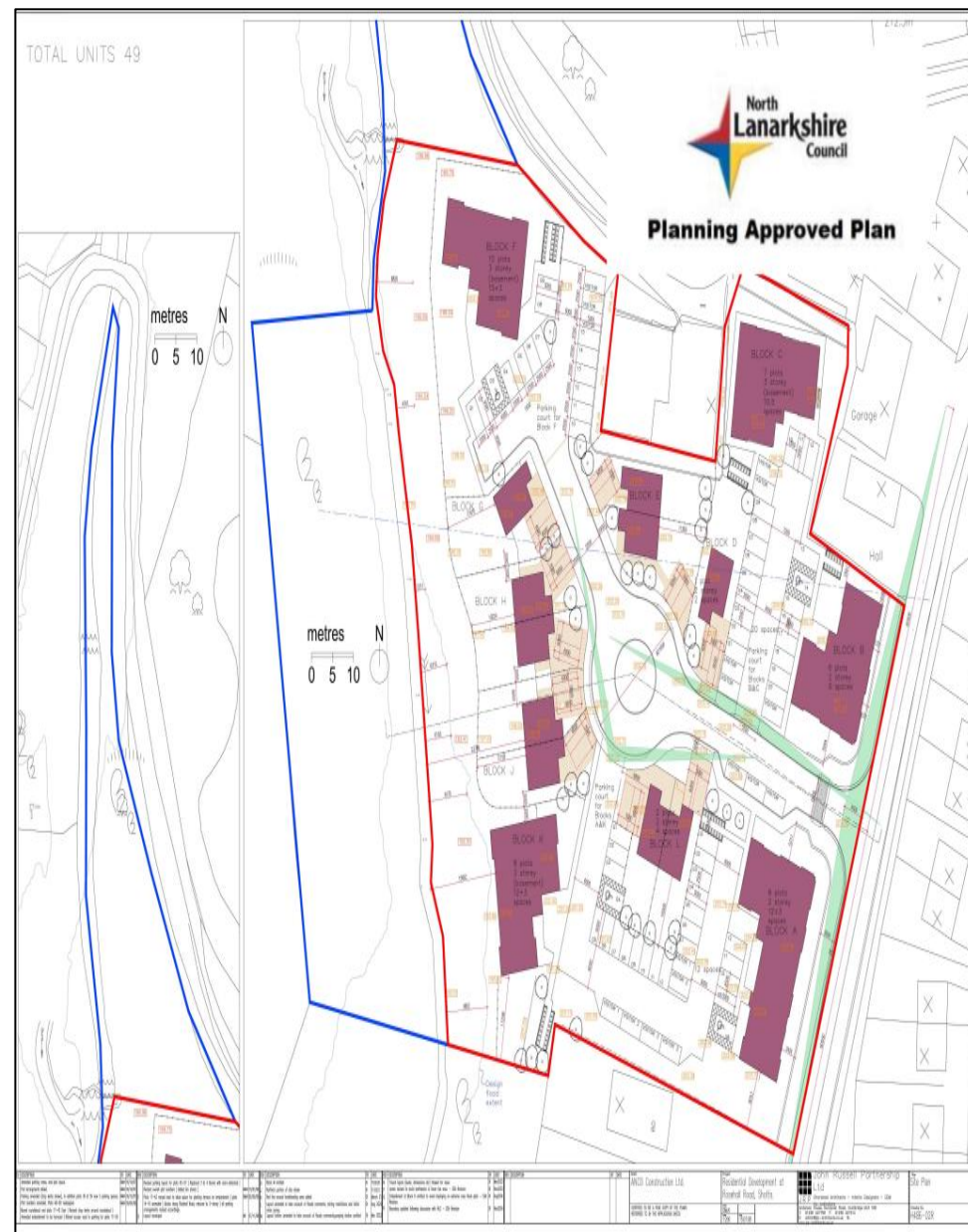
or alternatively copy and paste the below:

[21/00226/FUL | Residential development \(49 units comprising 39 flats and 10 detached & semi-detached dwellinghouses\) and associated infrastructure | Land West Of Rosehall Road Shotts North Lanarkshire](#)

Site Layout

The layout includes a fully adoptable footpath to the edge of the site facing Rosehall Road and this is continued along the perimeter of the main access and turning head. The parking courts for the flatted blocks (Blocks A, B, C, F and K) are accessed via a dropped kerb leading off the main access route. The semi-detached and detached houses will all have dedicated off street parking spaces. A new vehicle access road is proposed from Rosehall Road.

Throughout the development is it bound by landscaping whether in private gardens or amenity space. The houses are all to be designed with level access and fully accessible toilets on the ground floor.



The plan is provided for indicative purposes only



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, 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. Further information can be found at [GO Planning Application Link](#)

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.

Get in Touch

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



Steve Barnett

s.barnett@shepherd.co.uk
M: 07920 824408



Adam Honeyman

a.honeyman@shepherd.co.uk
M: 07720 466035

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

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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