

**FOR SALE -
POTENTIAL RESIDENTIAL DEVELOPMENT**



DEVELOPMENT LAND

SITE A

REEMA ROAD • BELLSHILL • ML4 1DX

Potential Residential Development Opportunity

- Site area of 1.71 hectares (4.23 acres).
- Accessed from both Unthank Road and Reema Road.
- Within popular Lanarkshire town.
- 2 minutes from Bellshill town centre.
- Offers over £750,000 are invited.

LOCATION

The site forms the outer edge of what was previously known as the Mossend Works and is bounded by established residential development to the south and on the other 2 sides by Reema Road and Bairsland View.

Bellshill is approximately 12 miles west of Glasgow City Centre in the heart of Lanarkshire. Bellshill is strong commuter location for Glasgow with easy access to both the M8 motorway to Glasgow and Edinburgh as well as the M73 going south.

DESCRIPTION

The site boundaries are shown on the enclosed plans and whilst previously access is being taken via Unthank Road. It is now more likely that in the event of development of the site that access will be taken directly from Reema Road. Although substantial vegetation is evident on the site at present, although part of the ownership of what was the Mossend Works, there is no history of any manufacturing for industrial uses on this section of the site.

A Ground Investigation Report was recently produced and is available to seriously interested parties.

PLANNING

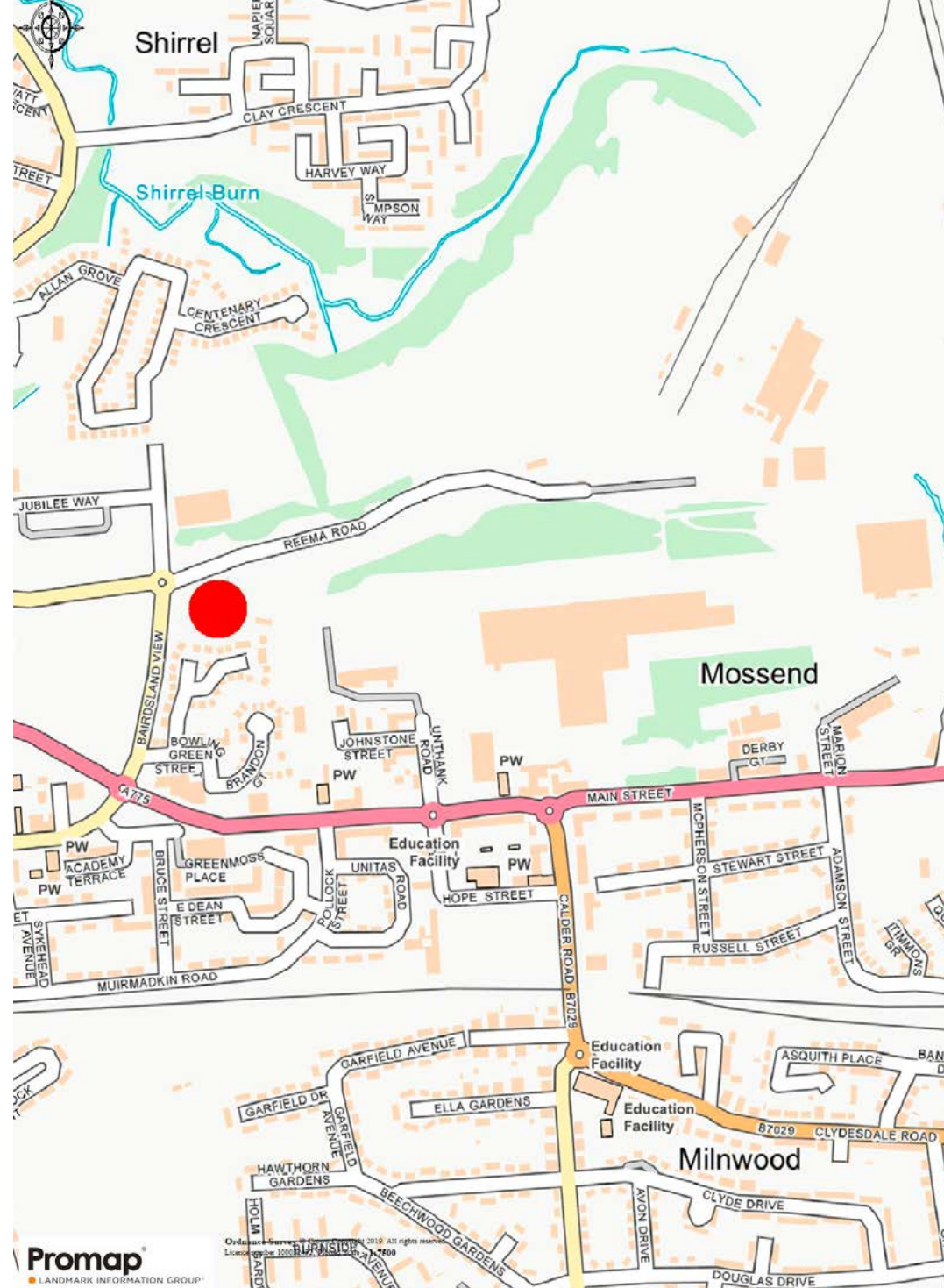
Submissions have already been made to the Local Authority in respect of the next Local Development Plan.

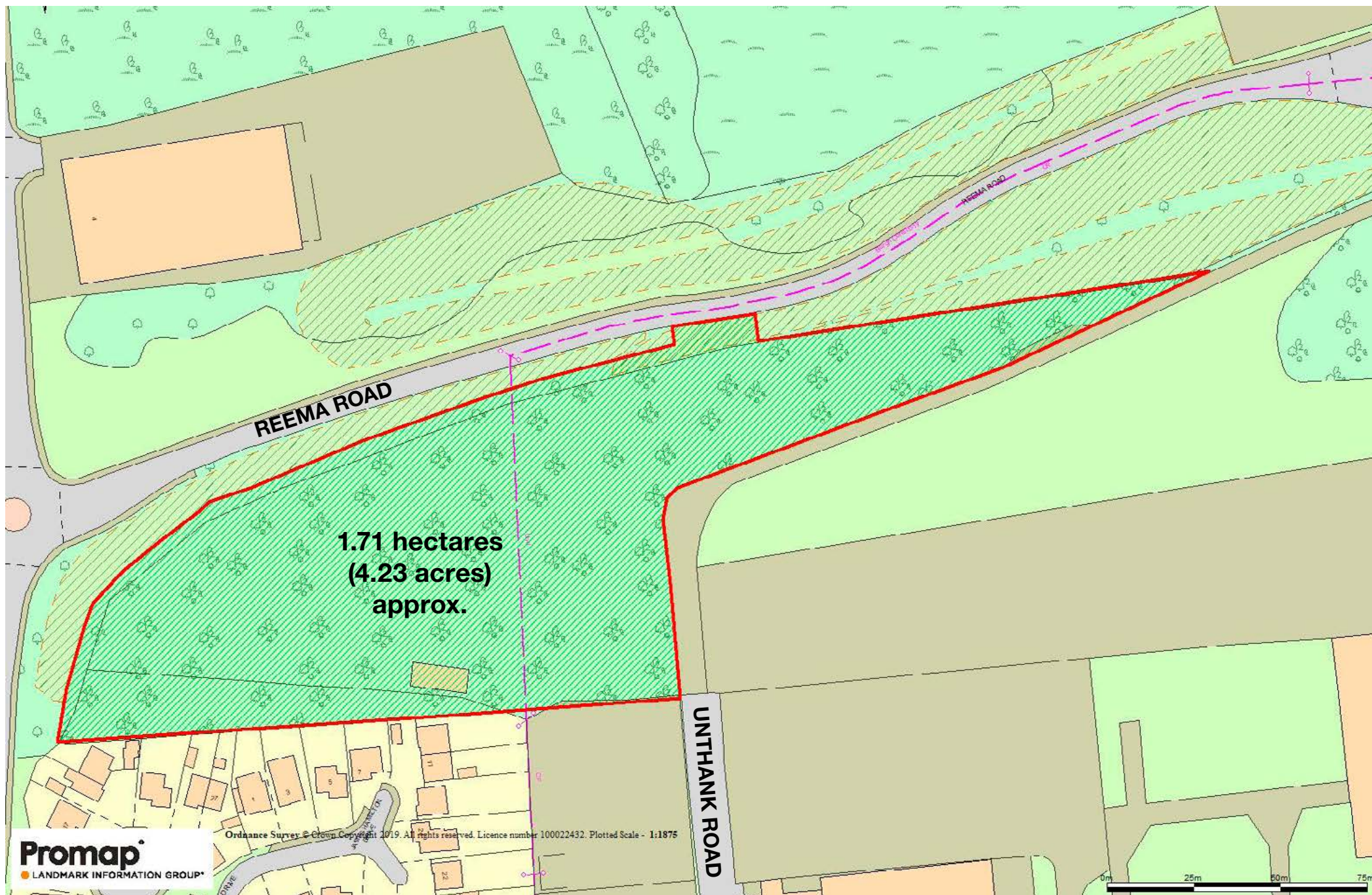
It is anticipated that discussions will be entertained by the Local Authority in respect the development of this site for new residential development, most likely 'social housing' as the site has been identified as a regeneration priority.

All planning enquiries in respect of this site should be directed to North Lanarkshire Planning Department on 01698 274 107.

PRICE

Offers over £750,000 are invited for our clients heritable interest.





VIEWING & FURTHER INFORMATION:

Strictly by prior arrangement with:-

Jonathan McManus
0141 352 6423
07771 606 582
Jonathan.mcmanus@dmhall.co.uk

DATE OF PUBLICATION REFERENCE

September 2019 WSA1679



DM HALL
CHARTERED SURVEYORS

f t in @ dmhall.co.uk

Commercial Department
220 St. Vincent Street,
Glasgow, G2 5SG
0141 332 8615



IMPORTANT NOTE D.M. HALL FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY, WHOSE AGENTS THEY ARE, GIVE NOTICE THAT: i) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE, ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF, AN OFFER OR CONTRACT. ii) ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR TENANTS SHOULD NOT RELY ON THEM AS STATEMENT OR REPRESENTATIONS OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM. iii) NO PERSON IN THE EMPLOYMENT OF D.M. HALL HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. iv) ALL PRICES, PREMIUMS AND RENTS QUOTED ARE EXCLUSIVE OF VAT. v) THE INFORMATION CONTAINED IN THESE PARTICULARS HAS BEEN CHECKED AND, UNLESS OTHERWISE STATED, IT IS UNDERSTOOD TO BE MATERIALLY CORRECT AT THE DATE OF PUBLICATION. AFTER THESE DETAILS HAVE BEEN PRINTED, CIRCUMSTANCES MAY CHANGE OUTSIDE OUR CONTROL.