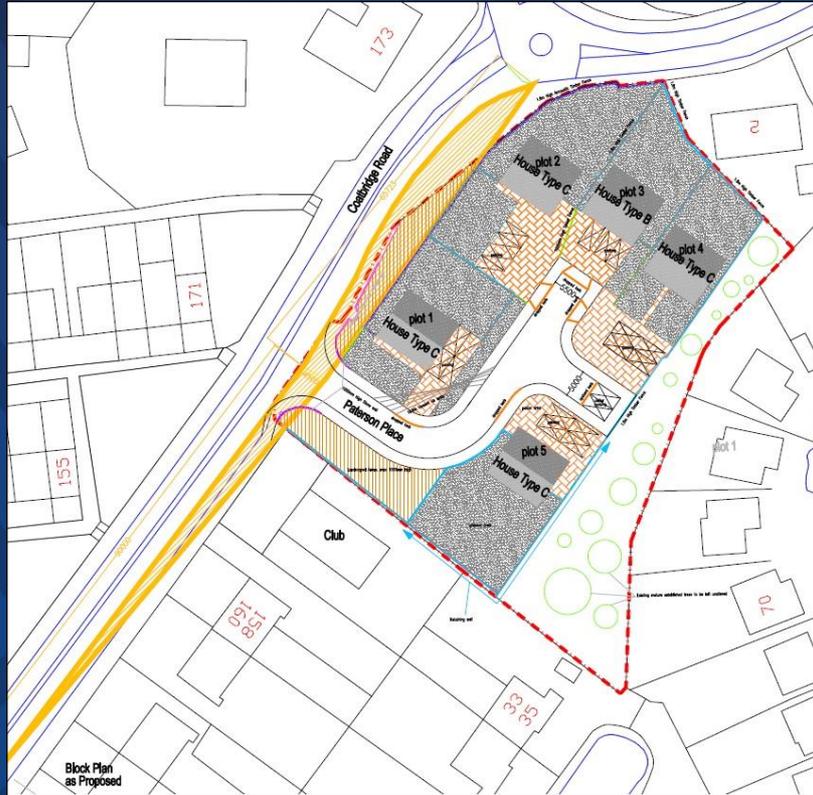




Whyte
& Barrie



RESIDENTIAL DEVELOPMENT OPPORTUNITY

1.26 ACRE / 0.51 HECTARE WITH PLANNING AND ROAD CONSENTS FOR 5
DETACHED HOUSES AND BUILDING WARRANT PENDING
190 COATBRIDGE ROAD, GLENMAVIS, AIRDRIE, ML6 0NL

- RIPE FOR DEVELOPMENT – PLANNING CONSENT, ROAD CONSTRUCTION CONSENT AND BUILDING WARRANT ALL IN PLACE BY THE TIME OF A SALE
- 5 DETACHED HOUSES, 1 X 4 BEDROOM, 4 X 6 BEDROOM
- CUL DE SAC DEVELOPMENT
- GLENMAVIS, 2 MILES NORTH WEST OF AIRDRIE
- LOCAL ROAD LINKS TO AIRDRIE, COATBRIDGE, CUMBERNAULD
- CONNECTIONS TO A73 FOR M8 & M80

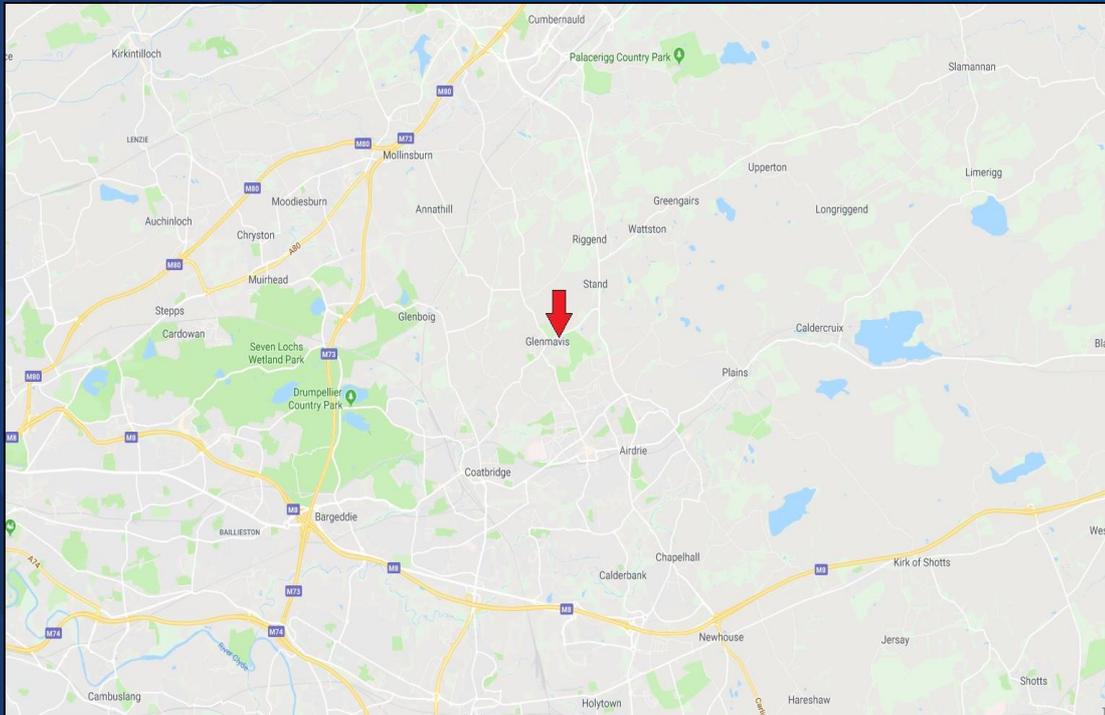
HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
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Off Coatbridge Road, part of the B803, in the village of Glenmavis approximately 2 miles to the north west of Airdrie. New Monkland Primary School is nearby on Raebog Road and there are local, neighbourhood shops on Coatbridge Road including a mini market and a pharmacy. A full range of amenities including town centre shopping, banks and secondary schools are available in nearby Airdrie. Together with local road links to Airdrie, Coatbridge and Cumbernauld there are connections to A73 for M8 and M80 for Glasgow, Edinburgh and Stirling and thereafter to M73 and M74.



Planning consent was granted 1st June 2015 by North Lanarkshire Council for the erection of 5 houses and full details can be viewed on the Council website planning portal, searching for reference 14/00543/FUL. Road Construction Consent is also in place and building warrant is expected imminently so the development could commence without delay.

The consent permits 1 x house type C and 4 house type B.

TYPE B – (2066 sq ft/192 sq m)
Ground floor: lounge, study, sitting/dining area, kitchen, utility room and shower room.
First floor: 4 bedrooms, 1 ensuite, family bathroom.

TYPE C - (2755 sq ft / 256 sq m)
Ground floor: lounge, study, sitting/dining area, kitchen, utility and shower room.
First floor: 4 bedrooms, 1 ensuite, family bathroom.
Attic floor: 2 bedrooms, shower room.

Note: all sizes, site and houses, are provided by our client's architect and purchasers should satisfy themselves to the accuracy of these figures.

OFFERS OVER £295,000 are invited and, in first instance offers should be submitted to Mr Cameron of this office.

A closing date for offers may be set so any interested parties should indicate their interest to the agents in writing to ensure they are kept advised of any such closing date.

The site is open for viewing at the viewer's own risk.



REF: L083 Prepared Feb 18

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors 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 tenants 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 intended purchasers or tenants should not rely on them as statement or representation 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 Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the 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
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.