

DM HALL

chartered surveyors

development

dmhall.co.uk



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY CLEARED SITE - FORMER SPORTS GROUND

[Hattonrigg Road, Bellshill, ML4 1HG](#)

- Situated within established residential location.
- Site of 2.96 ha (7.33 acres) approximately
- Bellshill town centre plus schooling in close proximity.
- Previously proposed for 70 unit housing development.
- Conveniently located for access to transport facilities and A8/M8 motorway.

Commercial Department

14 Newton Place, Glasgow, G3 7PY **0141 332 8615**

LOCATION

The subjects are situated to the south and east of Hattonrigg Road in the Hattonrigg area of Bellshill, as shown on the attached location plan. The site is situated within a largely residential area comprising a mix of social and private housing, the latter including residential developments in close proximity to the east and south-east of the site. These developments were undertaken in recent years by Taylor Wimpey and Tulloch Homes. Mossend and Bellshill Bowling Club is situated adjacent to the north-east of the site.

Bellshill Town Centre is approximately half a mile to the south and there is both secondary and primary schooling in close proximity, with Bellshill Academy also being conveniently located to the south.

The A8 is approximately a mile to the north and the drive time to Glasgow City Centre via the A8/M8 is just over 15 minutes (Source: AA Route Planner). Bellshill Station is within convenient walking distance and it provides regular services to Glasgow Central Station with a journey time of approximately 20 mins.

DESCRIPTION

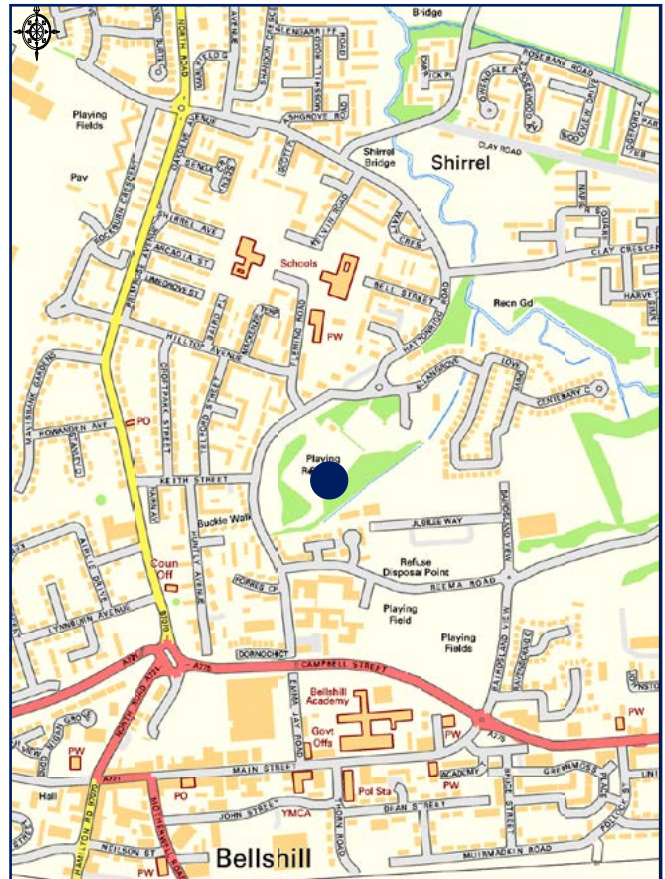
The site extends to approximately 2.96 ha (7.33 acres) as shown outlined red on the attached Ordnance Survey extract.

The site is bounded to the north by Hattonrigg Road, to south/east by Mossend and Bellshill Bowling Club and open ground. To the south/west, there is woodland and amenity areas within Council ownership. The site comprised a former football ground and it is relatively level and cleared of all buildings although areas of stepped terracing bound part of the former playing field. There is a cleared former parking area immediately to the north of the park and there are sections of scrub/woodland to the south-west and north of the site. Access to the site is from a roundabout at Hattonrigg Road which also branches off to Allan Grove, part of a neighbouring residential development undertaken approximately 10 years ago by Taylor Wimpey.

PLANNING

The site was the subject of a previous Planning Application in June 2013 for a development of 70 units comprising a mix of detached, semi-detached and terraced housing (Reference 13/01/01033/FUL). North Lanarkshire Council had indicated that the proposed development would represent an acceptable departure from relevant policies in the North Lanarkshire Local Plan but any consent would be subject to a number of conditions including a financial contribution, under a Section 69 Legal Agreement, in respect of sports pitch compensation and off-site play provisions.

The aforementioned application was withdrawn prior to determination by the Planning Committee. Parties wishing to make their own detailed planning enquiries concerning the site and its development potential should contact the Major Developments Team at North Lanarkshire Council (Tel: 01236 632 500)



SALE TERMS

Our clients are seeking offers with a headline price in excess of £2.5M for the sale of the heritable interest in their site. A closing date may be set for the receipt of offers and consequently parties are advised to register their formal interest, in writing, with DM Hall in order that they can be kept advised of any closing date.

V.A.T.

VAT will be chargeable on the sale price.

TECHNICAL DATA

Our client has commissioned Fairhurst, Consulting Engineers to undertake a technical assessment of the site and produce an Engineering Developer Pack. This document will provide a review of the site history, anticipated soil and environmental conditions, foundation construction, existing services, drainage and SUDS requirements and flood risk information with a summary of development abnormalities.

A copy of this report can be provided to genuinely interested parties upon written request to DM Hall.

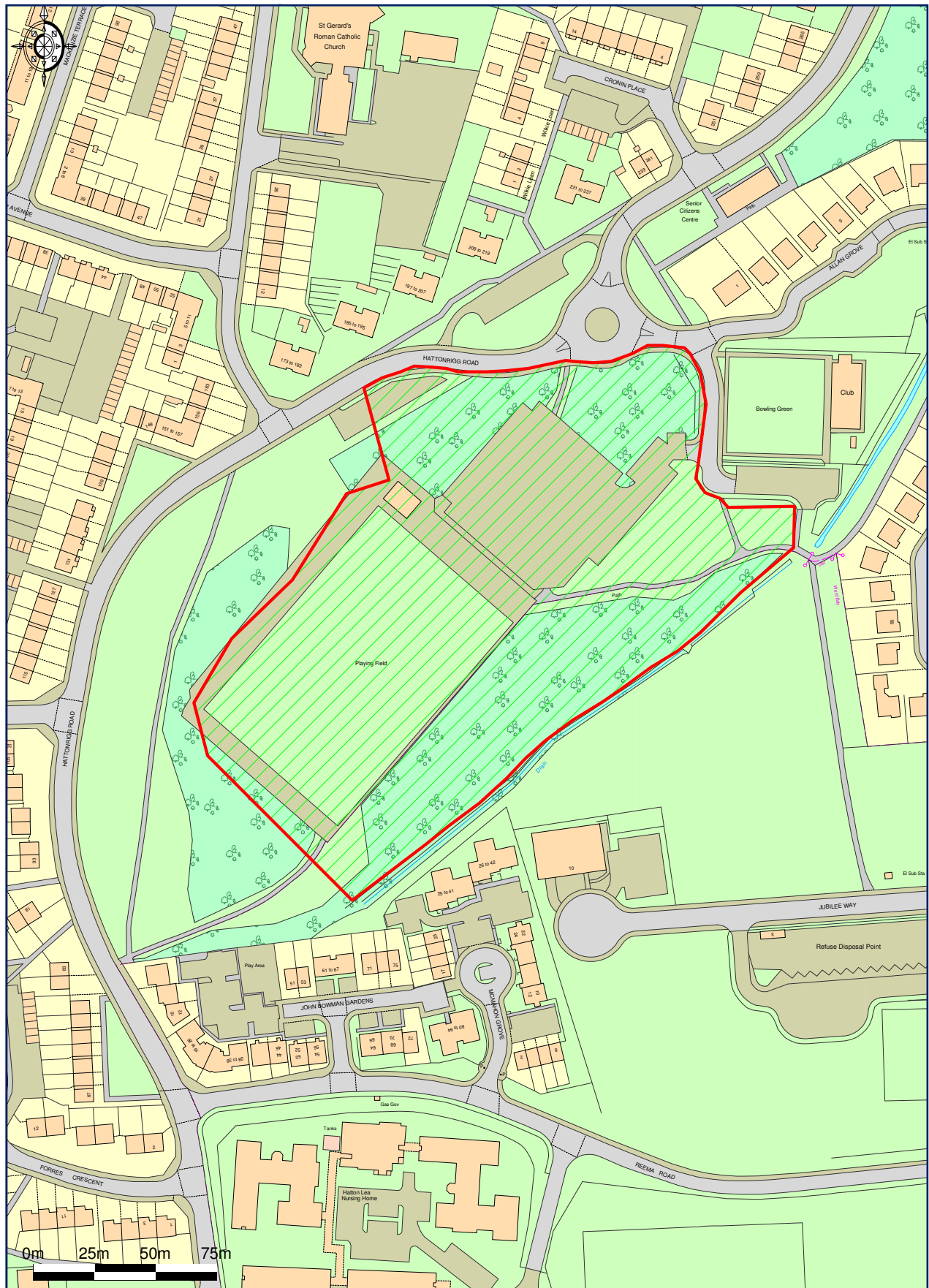
VIEWING AND FURTHER INFORMATION

Strictly by arrangement with the sole agents:

Graeme Todd
Dd: 0141 352 6411
Mob: 07831 274 556

Anthony Zdanowicz
Tel: 01698 284 939
Mob: 07768 031 297

Email: graeme.todd@dmhall.co.uk
Email: anthony.zdanowicz@dmhall.co.uk



IMPORTANT NOTICE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control.
- (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 DM Hall 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) 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 an exchange of correspondence with our clients' solicitors.