

Junction 11 M74

On instruction of



FOR SALE / TO LET

Poniel | Broken Cross | Happendon



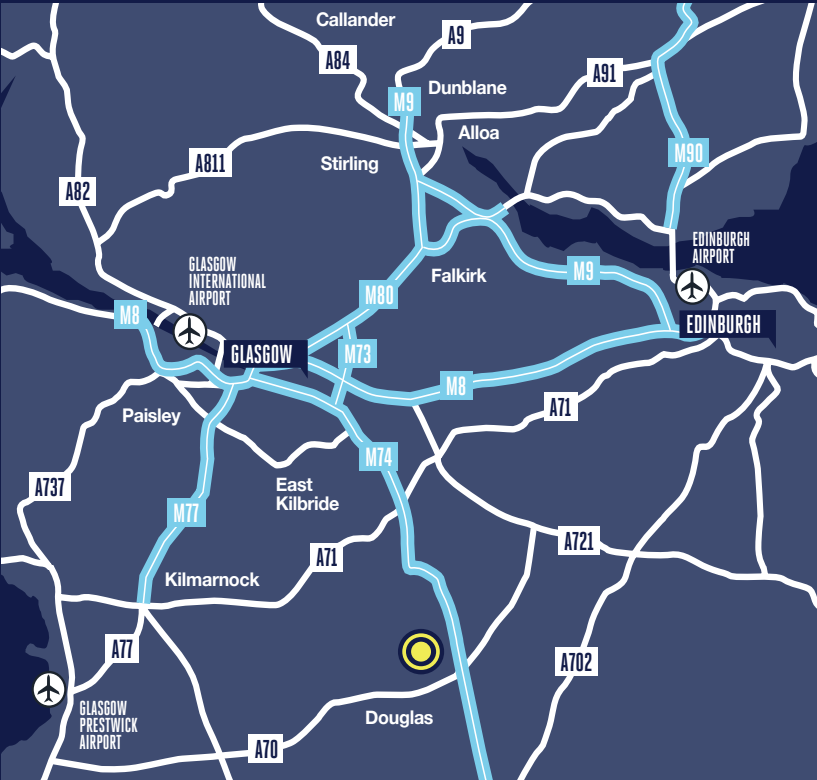
LAND FOR INDUSTRIAL, OFFICE, STORAGE & ENERGY RELATED OPPORTUNITIES

- Commercial land sales, open storage and bespoke design and build options available
- Well located between Junctions 11 and 12 of the M74
- In excess of 200 acres
- Planning permission in principle for a range of uses including 4, 5, 6 and energy

LOCATION

The various sites are located around Junction 11 of the M74 motorway, approximately 30 miles south of Glasgow.

In recent years the surrounding area has seen many Wind Energy projects being developed and such a use could be possible at Poneil. In 2007 a large part of the site was sold to Dewars (Bacardi) who have utilised the land with a maturation and blending facility. Hargreaves Land have their regional offices within Poneil and Wren Kitchens occupy land at Broken Cross.



DRIVE TIMES

Glasgow	35 minutes
Carlisle	1 hour 15 minutes
Edinburgh	1 hour 20 minutes
Manchester	3 hours
Birmingham	4 hours 25 minutes

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PLANNING

The site is identified as a Strategic Economic Investment Area within the South Lanarkshire Local Plan, adopted in 2015. This classification promotes inward investment to this area and Poneil in particular has been identified as an industrial and distribution centre due to its connectivity via the M74.

Planning permission in principle (Ref CL/10/0180) was granted in March 2011 for an estimated 1.3 million sq ft of Class 4, 5 and 6 (General Industrial and Distribution) development. In addition, Broken Cross benefits from an extant, stand alone consent for 4, 5 & 6 uses.

In 2015 planning permission was also approved, subject to completion of a Section 75 Agreement, for the development of a 3 turbine 4.5MW wind farm development on the central section of the southern part of the site (Ref CL/12/0043).

DESCRIPTION

The opportunity at Junction 11 comprises three key sites known as Poneil, Broken Cross and Happendon.

PONIEL

Part of Poneil comprises a former open cast mine (now occupied by Dewars), restored in 2010. The landholding extends to over 200 acres and has planning in principle for a variety of uses, including Classes 4,5,6 and energy related opportunities. Both Dewars and Hargreaves Land are already located within Poneil. Poneil is served by a dedicated spine road which connects directly to Junction 11 of the M74.

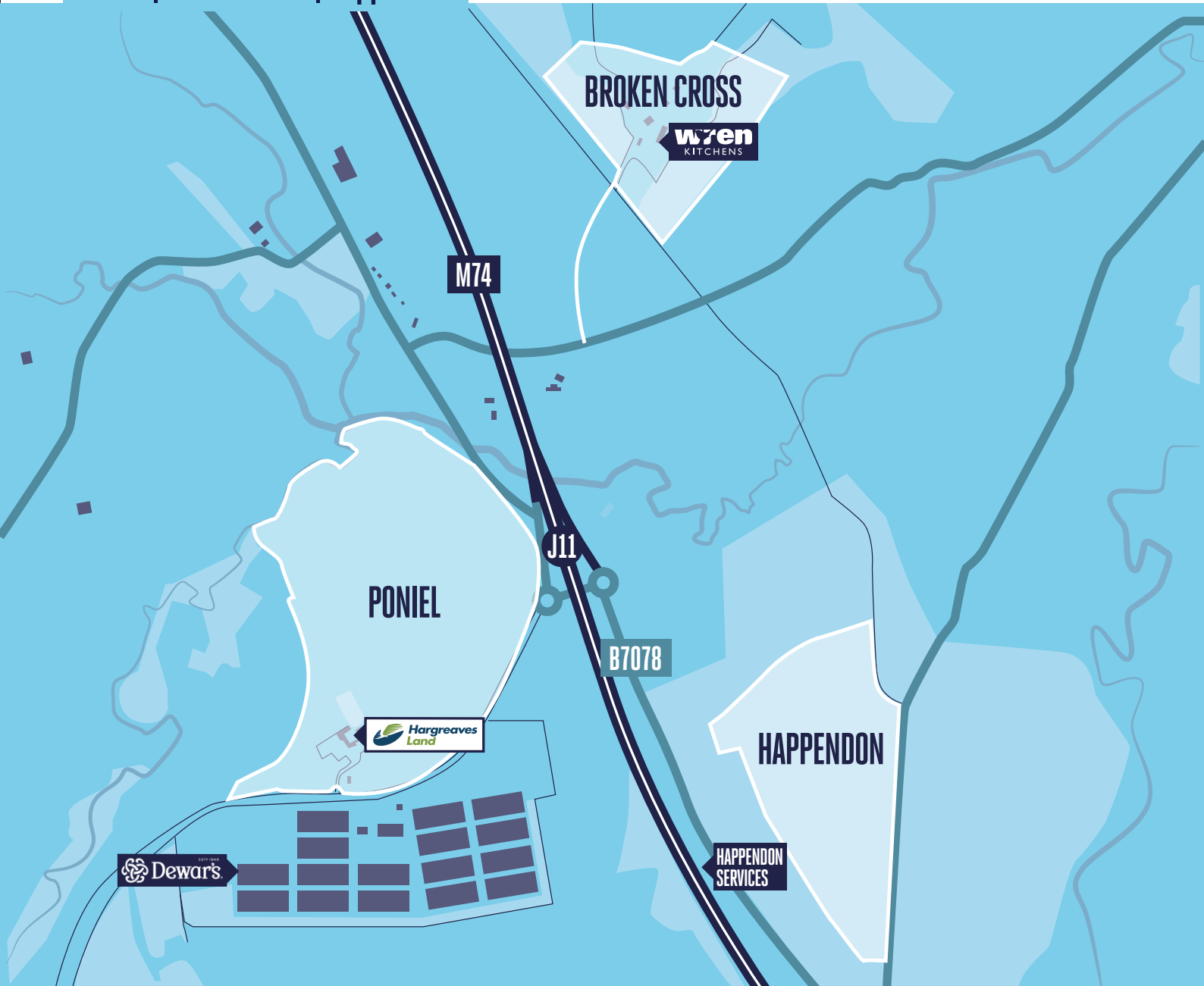
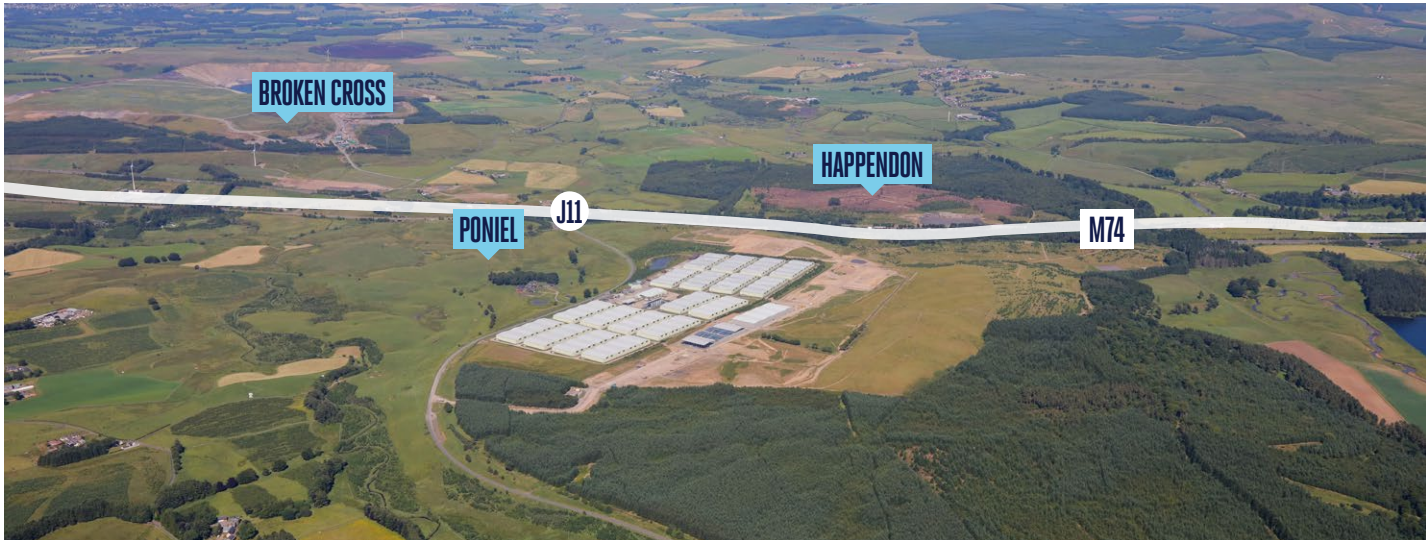
BROKEN CROSS

Broken Cross totals in excess of 50 acres and comprises a mixture of existing industrial warehouses, workshops, offices and open storage sites. The accommodation is available on short or longer term licence or lease. Current occupiers include Wren Kitchens and Blackwell Plant.

HAPPENDON

Following a recent felling exercise at Happendon Wood, over 60 acres is now cleared opposite Happendon Service Station on the B7078, which has recently been acquired by the Westmorland Family. This site could prove suitable for Class 4,5 and 6 as well as uses complementary to the existing services, subject to planning.

***Please note that all of the potential uses mentioned would be subject to securing relevant planning permission.**



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RATEABLE VALUE

Interested parties to make their own enquiries.

VAT

VAT will be charged at the prevailing rate.

ASKING TERMS

Quoting terms are available on application.

LEGAL COSTS

Each party will bear its own legal costs in any transaction and the tenant / purchaser will be responsible for any LBTT and registration dues applicable.

VIEWING & FURTHER INFORMATION



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