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**DUE TO ABORTIVE NEGOTIATIONS
FOR SALE
RESIDENTIAL DEVELOPMENT SITE**



BLAIR ROAD, COATBRIDGE, ML5 2EW

- SITE AREA: 1.48 HECTARES (3.65 ACRES) OR THEREBY;
- ALLOCATED FOR HOUSING (SHORT TERM) IN ADOPTED LOCAL PLAN;
- SITUATED IN AN AREA OF TRADITIONAL STONE VILLAS AND MODERN EXECUTIVE HOUSING;
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING MAINLINE RAIL STATION NEARBY;
- WELL POSITIONED FOR EDUCATION, LEISURE AND TOWN CENTRE FACILITIES.

Edinburgh
0131 225 6612

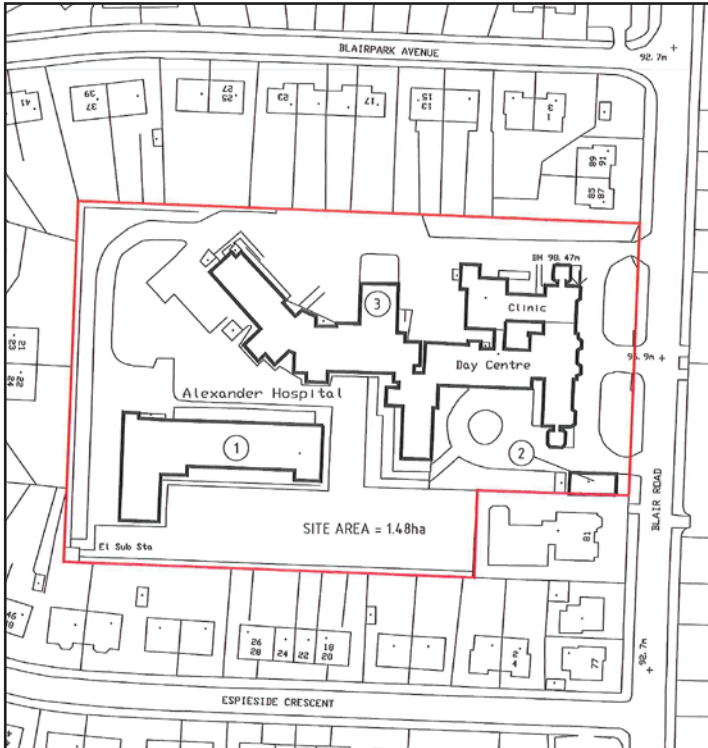
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LOCATION

Coatbridge, one of Lanarkshire's main towns, having a population of approximately 41,000 (2012 Census), is now recognised as having transformed its historical industrial character, to create a thriving modern town offering excellent education, leisure and retail facilities.

The site is situated within an area of traditional stone villas and modern executive housing, on the west side of Blair Road, from which access is taken.

Drumpellier Country Park, Coatbridge Golf Course and Drumpellier Golf Course, are within a few minutes drive of the subjects.

Good local bus routes serve the subjects and Blairhill mainline station is within a short walk of the site which allows fast travel to Glasgow and Edinburgh. The site is also well located with good access to Lanarkshire's main arterial routes and motorways.

A range of educational establishments serve the Coatbridge area including the recently provided St Ambrose School Campus situated immediately north west of the subjects.

DESCRIPTION

The property comprises a regular shaped, cleared, level site which previously housed substantial healthcare buildings. There is a prominent frontage to Blair Road which provided various points of access to the subjects.

SITE AREA

The site area amounts to some 1.48 hectares (3.65 acres) or thereby, all as shown on the plan above.

SERVICES

It is understood that all main services are available to the site.

PLANNING

The site is allocated in the Local Plan, adopted 28 September 2012, as a site for (short term) housing, covered by Policy - HCF 2 A1.

DEVELOPMENT OPPORTUNITY

The property offers an excellent opportunity for redevelopment for residential use, situated within one of Coatbridge's most prestigious areas.

OFFERS

A closing date for receipt of offers has been set for 12 noon **Wednesday 1st July 2015.**

Ryden will administer the disposal on behalf of NHS Lanarkshire, who are required to obtain the best possible price in terms of the NHS Scotland Property Transactions Handbook.

All offers to purchase the subjects must be submitted in writing in Scottish standard legal form. Our clients are under no obligation to accept the highest or any offer.

Where offers contain suspensive conditions, timescales for purification of these conditions must be stipulated. Any conditional offers must be subject to the payment of a non returnable deposit of 10% of the purchase price, payable on conclusion of missives. The deposit being a payment to account of the overall price.

Our client's may reserve the right to introduce claw back provisions which could operate in the event of any enhancement value arising from a subsequent change of use or increase in site density.

A closing date will be set for receipt of offers and all interested parties must register their interest with Messrs Ryden LLP, sole selling agents, in order to be advised of the setting of any future closing date.

VALUE ADDED TAX /LAND AND BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves as to the incidence of VAT in any transaction.

The purchasers will be responsible for any Land and Buildings Transaction Tax costs, Recording Dues and copy extracts that are applicable for any transaction.

VIEWING / FURTHER INFORMATION

The proper technical and background information on the property can be viewed or downloaded at <http://www.ryden.co.uk/search/property/2116>

External inspections of the site must be specifically arranged by contacting:

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