



eric young & co

Development

■ experience ■ judgement ■ service ■

SITE FOR SALE

Development opportunity

(Subject to planning)

Rochsolloch Road
Coatbridge ML5 3RT



LOCATION

Coatbridge is situated within North Lanarkshire and lies approximately 9 miles east of Glasgow city centre, with a resident population of c. 42,000.

The site is located on the south side of the A89 Trunk Road, which links Coatbridge, Airdrie and Glasgow and is situated in close proximity to Coatbridge Town Centre.

Nearby amenities include Coatdyke Train Station and Monklands Hospital. There are a number of nearby primary and secondary schools including Rochsolloch Primary and Alexandra Primary. There are also numerous supermarkets within Airdrie and Coatbridge including Tesco Extra, Asda, Morrisons, Lidl and Aldi as well as Faraday Retail Park in Coatbridge and Airdrie Retail Park.

DESCRIPTION

The site extends to **10.1 acres (4.09ha)**, as outlined in red on the attached plan and comprises industrial land which is now vacant.

The site is located to the east of Locks Street and south of Rochsolloch Road. Immediately adjacent to the west is Coatdyke Retail Park. Lying to the east are industrial uses and to the south lies a viaduct with residential properties situated beyond. To the north the area has a number of trees and shrubs, with a garage beyond the site boundary.

The main portion of the site is roughly square in shape, with the north part irregular in shape. The site has a varied topography, generally rising steeply to the boundary with Rochsolloch Road.

The site is sold subject to all rights and servitudes existing over the same.

PLANNING AND REGENERATION

The site is currently within an area designated for Industrial and Business uses. (The emerging North Lanarkshire Area Wide Local Plan is now in draft format and also allocates this area for industrial and business use.) The Local Authority has, however, been interested for a period of time in promoting comprehensive redevelopment/regeneration of the area. Interested parties should make their own enquiries however the Council have verbally indicated that the principle of residential use on the site could be acceptable.

LOCAL MARKET

The Glasgow and the Clyde Valley Structure Plan Finalised Draft states that priority shall be given to investment in a number of areas, of which Coatdyke is one. It also states that there are a number of development opportunities in the Airdrie - Coatbridge sub-market housing area, where the shortfall identified in Airdrie and Coatbridge amounts to 260 units (between 2004-2011) and 290 units (between 2011-2018).

As an example, the attached layout indicates how 59 detached/semi detached houses and 80 flats could be developed upon this site.

In terms of nearby development, Miller Airdrie Ltd submitted a planning application for 262 dwelling houses with associated roads infrastructure and landscaping works at the former Imperial Works site at Martyn Street. This land was zoned for industrial use, however the application was subsequently approved in November 2005. Construction work has now started on site with completion anticipated late 2009.

HIGHWAYS

The development site is located immediately south of the A89, the main distributor road between Airdrie and Coatbridge. The A89 also provides excellent access to the strategic road network, including the A8/M8 corridor and the M74. Vehicular access to the development site would be from Rochsolloch Road. Although the detailed design and layout of this junction would be subject to discussions with council officers, it is likely that access to the site will take the form of either a priority junction or small roundabout.

GROUND CONDITIONS

A geotechnical and environmental assessment has recently been undertaken on the site, which is available on request. It is however for parties to satisfy themselves on such matters.

TERMS

Offers are invited. Preference will be given to offers which are submitted without a suspensive condition relating to planning. The vendor will, however, consider offers conditional on planning, provided it is considered that any conditions can be purified within an early, agreed timescale. Parties must satisfy themselves on legal title and ground conditions.

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 226 2780

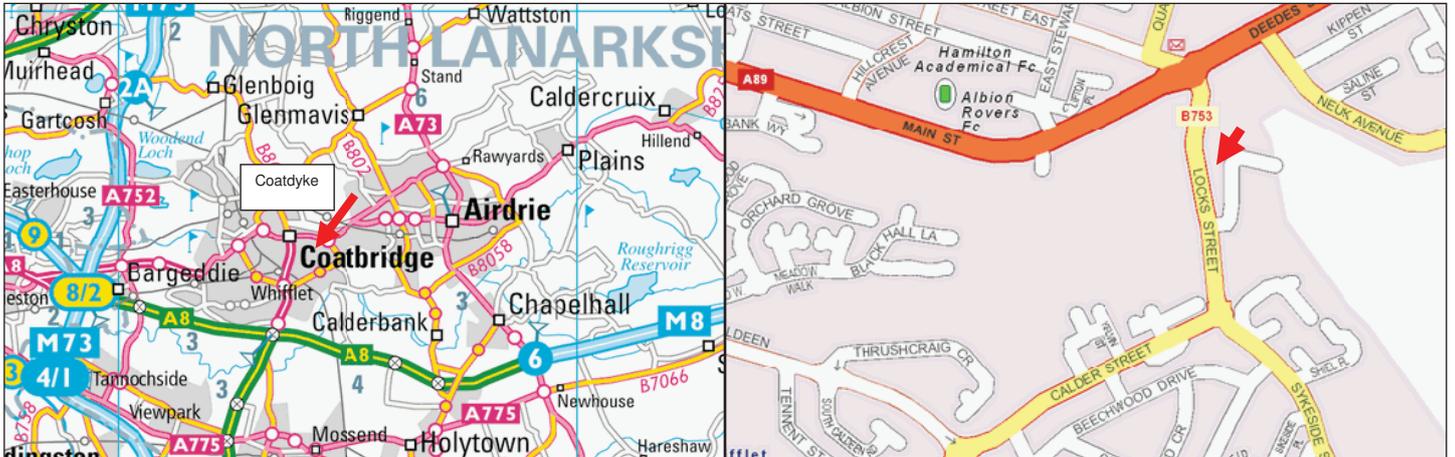
0131 226 2641
www.eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



CFGW/AB/COT69

Date of preparation - 11 March 2009

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.