



LAND AT ROCHSOLES FARM

Glenmavis ML6 0PH

For Sale – Residential Development Opportunity with Detailed Planning Permission

savills

OPPORTUNITY

Savills are delighted to present to the market a rare opportunity to acquire land within the village of Glenmavis which extends to approximately 3.30 acres. The site will be sold with the benefit of Detailed Planning Permission for the development of 17 residential dwellings and will provide the eventual purchaser with a 'ready to build' site.

LOCATION

The site is located in Glenmavis, a small village situated on the northern outskirts of the town of Airdrie and lies 10 miles to the west of Glasgow city centre, within the Local Authority area of North Lanarkshire.

The site is situated on the south side of the B803/Raebog Road which forms a main route through the village, providing connections to Coatbridge to the south west and Cumbernauld to the north.

The nearest train station is Coatbridge Sunnyside, which lies 2 miles to the south west and provides direct services to both Edinburgh and Glasgow. Regular bus services are available on Raebog Road whilst access to the motorway network is available via junction 2A of the M73, located 6.5 miles to the west of the site at Gartcosh.

Local retail and convenience amenity is available within the village, with a wider offering provided in the nearby towns of Coatbridge and Airdrie which offer a range of supermarkets, retail and leisure facilities. The site also lies in proximity to recreational facilities such as Airdrie Golf Club, which is located to the rear of the site and Drumpellier and Palacerigg Country Parks are a short drive from the village. New Monkland Primary School lies within close proximity to the site, on the north side of Raebog Road.



DESCRIPTION

The site comprises land which lies in an attractive secluded setting and is accessed off Raebog Road. The land extends to approximately 3.30 acres and is known as Rochsoles Farm which historically formed part of an estate within the village. The site is bound to the north and west by residential dwellings, east and south by mature woodlands, beyond which lies strategic land and Airdrie Golf Course.

The available site is irregular in shape and predominantly formed of grass surfacing and scrub land. The land is undulating in part and currently comprises the ruins of a small stone doocot, which formed part of a larger stable building which has now been demolished. The site has planning consent for a residential development effectively providing the purchaser with a 'ready to build' site.

PLANNING

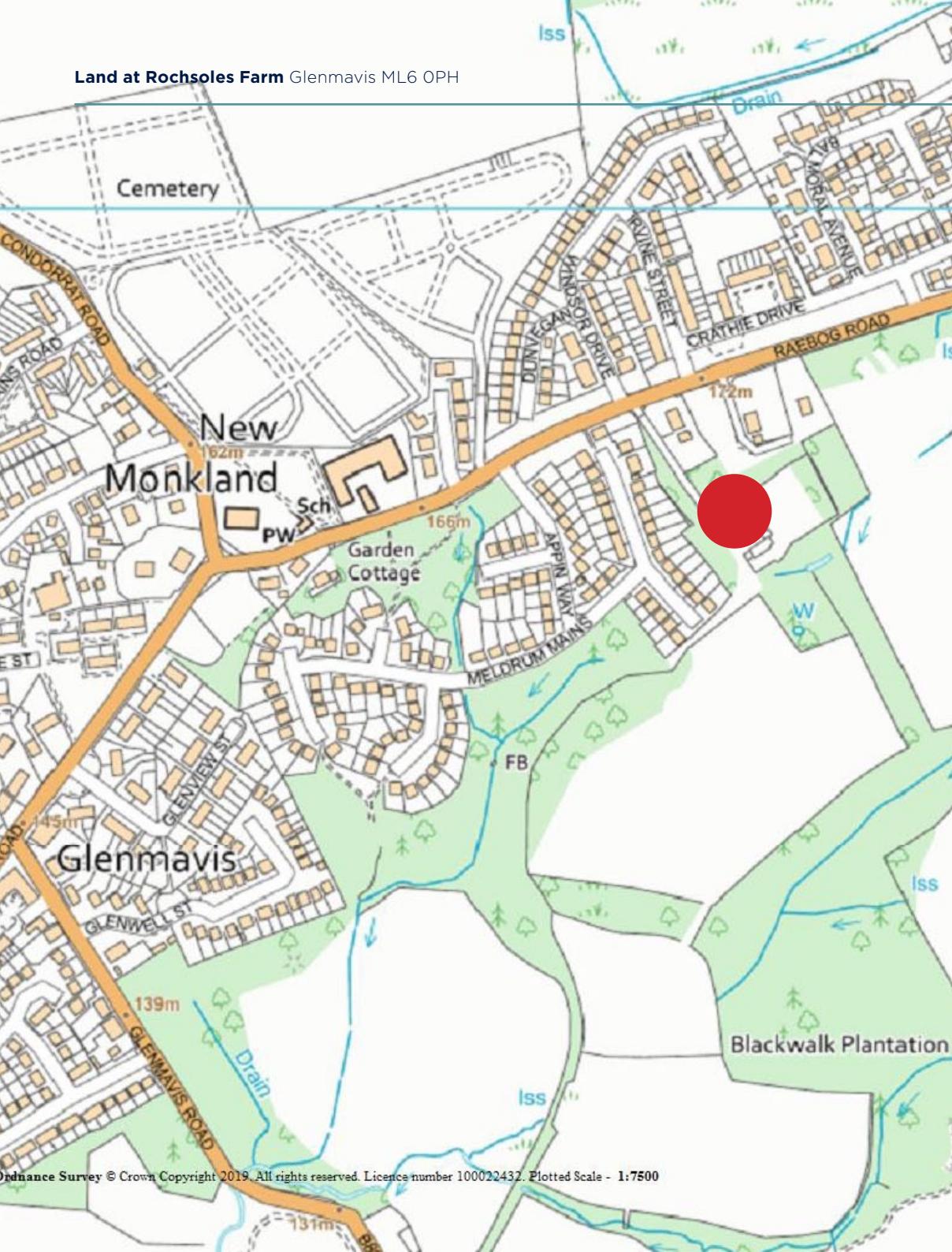
A detailed planning consent has been obtained for the erection of 17 dwelling houses (Planning Ref: 16/02406/FUL). The site will therefore be sold with the benefit of Detailed Planning Permission.

TECHNICAL INFORMATION

There are a number of technical reports which our clients have obtained for the site which can be provided upon registration of interest with Savills.

Any offers on the site should take cognisance of the information available.





OFFERS

Our clients are inviting offers for the heritable interest in the subjects as a whole. Interested parties are advised to indicate their interest to the Selling Agents by email or in writing, to ensure they are kept advised of any closing date which may be set.

Whilst fully intending to sell, the sellers are not bound to accept the highest or indeed any offer.

CONTACT

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