

LAND AT DEANSTONE PLACE

Carnbroe, Coatbridge, North Lanarkshire ML5 4AY

5.4 Acre (2.2ha)
Residential
Development Site,
Designated for
Housing (55 Units)



AVISON
YOUNG

SUMMARY

Approx. 5.4 acre (2.2ha) residential development site located around 3km south-east of Coatbridge town centre / 16km east of Glasgow city centre

Designated for housing (55 units) within the North Lanarkshire LDP

Positioned adjacent to current housing developments by Taylor Wimpey (Calder Wynd) / Barratt Homes (Calder Gardens)

Further site information available

Offers invited for the site as a whole: conditional purchase, joint venture and exclusivity agreement proposals considered



LOCATION

The development site is located to the south of Carnbroe around 3km south-east of Coatbridge town centre. Coatbridge is Scotland's 16th largest settlement (9th largest town) with a population of around 44,000 (Mid-2020 Estimate, NRS). Carnbroe is a primarily residential neighbourhood with a Tesco Express and Community Centre to the north of the suburb. Junction 7 (Eurocentral Junction) of the M8 motorway is around 1km south-east of the subjects. Whifflet railway station is around 1.5km north-west.

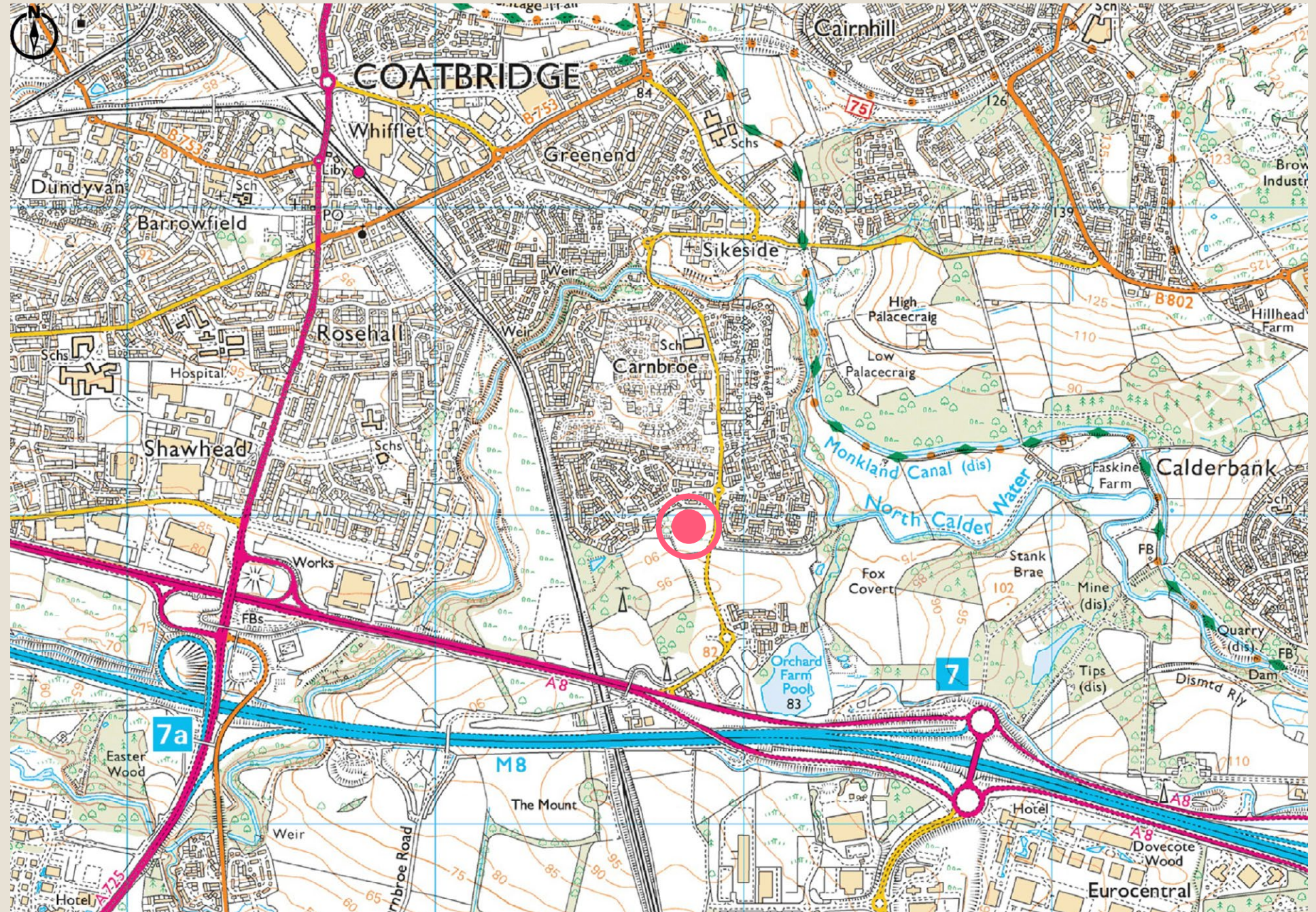
Retail outlets within Coatbridge include Tesco Extra, Aldi and Asda supermarkets; and Faraday Retail Park.

Leisure facilities close to the site include Showcase Leisure Park, The Time Capsule water park, and Drumpellier Country Park.

Other nearby amenities include Eurocentral Industrial Estate and University Hospital Monklands.

The site is within the catchment area of the following schools:

- Riverbank PS, Coatbridge (approx. 1km north)
- Coatbridge High School (approx. 2.5km north-west)
- St Stephen's PS, Coatbridge (approx. 1.25km north)
- St Andrew's High School, Coatbridge (approx. 2km west)



SITE DESCRIPTION

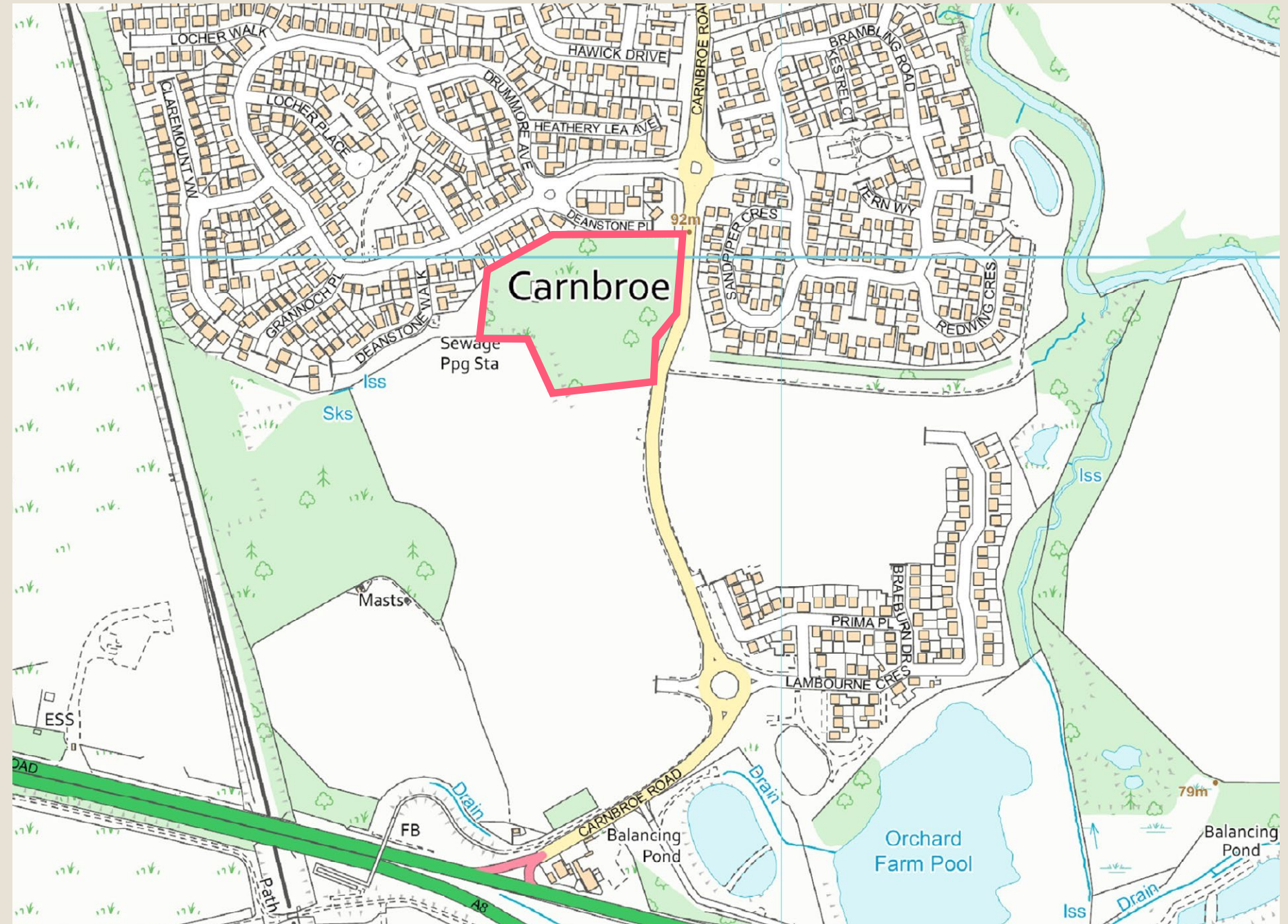
The site extends to around 5.4 acres (2.2ha) and is currently scrubland. To the north, east and west of the site are the established residential suburbs of Carnbroe. To the south and south-west is open ground currently under construction for housing by Taylor Wimpey. To the south-east is open ground under construction for housing by Barratt Homes.

Further site information is available from the selling agent.

Further planning information regarding the neighbouring residential developments can be obtained by entering the relevant application reference into North Lanarkshire Council's planning portal:

Taylor Wimpey (Calder Wynd) – 21/01065/MSC
Barratt Homes (Calder Gardens) – 18/01326/MSC

<https://eplanning.northlanarkshire.gov.uk/online-applications/search.do?action=simple&searchType=Application>



PLANNING

Local Development Plan: The site (Land South of Deanstone Place) is designated as a Housing Development Site (NLMK1189) within the North Lanarkshire LDP with capacity for 55 units.

<https://www.northlanarkshire.gov.uk/sites/default/files/2022-11/North%20Lanarkshire%20Local%20Development%20Plan.pdf>

<https://www.northlanarkshire.gov.uk/sites/default/files/2022-11/Coatbridge%20LAP%20Mapbook.pdf>

For further information on planning please contact North Lanarkshire Council's planning department at planningenquiry@northlan.gov.uk or 01236 632 487

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site as a whole is offered for sale.

Conditional offers to purchase, joint ventures and exclusivity arrangements will be considered.

A Closing Date letter will be provided to interested parties outlining full offer requirements.







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FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information. A data room is available to interested parties containing:

- Title Plan
- Landscape and Visual Assessment
- Flood Risk Assessment
- Coal Mining Risk Assessment
- Ecological Surveys

The owner reserves the right to sell the property without reference to any other party.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.

AVISON YOUNG

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2. Identification and verification of ultimate beneficial owners
3. Satisfactory proof of the source of funds for the buyers / funders / lessee

June 2024