

Property for Auction in Scotland - [Print Version]

Lot : Church Conversion 29A, Edinburgh Road, Harthill, Shotts, North Lanarkshire ML7 5NS



Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 27/08/2026	14:00	Redevelopment	£225,000

Property Address: Church Conversion 29A, Edinburgh Road, Harthill, Shotts, North Lanarkshire ML7 5NS, ML7 5NS

We are delighted to present this unique development opportunity in the North Lanarkshire village of Harthill, ideally positioned approximately midway between Edinburgh and Glasgow, offering excellent transport links and strong appeal for future homeowners. This exciting investment comprises a former Church which benefits from full planning permission (North Lanarkshire Ref: 25/00518/FUL) for conversion into three residential dwellings, presenting an exceptional opportunity to create distinctive homes. Any potential purchaser could change permission to suit, subject to consents. Adjacent to the Church is a plot of Development Land which is



being offered as a separate listing and benefits from Planning Permission in Principle (North Lanarkshire Ref: 25/00176/PPP) for the new build of five detached dwellings. Again possible to change to suit subject to consents. The vendor will consider offers both elements together. If the Church is sold separately from the Development Land the vendor will assume responsibility for costs related to title split. With excellent connectivity, approved planning consents already in place, and significant Gross Development Value (GDV) potential, this is sure to attract strong interest from developers, builders, investors and those seeking an exciting residential development project. Unusually for such a special property this is not a listed building, therefore needs no listed building consents. Early expression of interest is strongly recommended.



Area

The North Lanarkshire village of Harthill is ideally positioned approximately halfway between Glasgow and Edinburgh making it an attractive choice for commuters, families and developers alike. The village offers a wide range of everyday amenities and a selection of local independent businesses. For commuters, Harthill is close to the M8 motorway, providing direct access to both Glasgow and Edinburgh. Nearby rail services are available from stations including Shotts, Caldercruix and Armadale. The area is well served for schooling, with Harthill Primary School located within the

Tenure

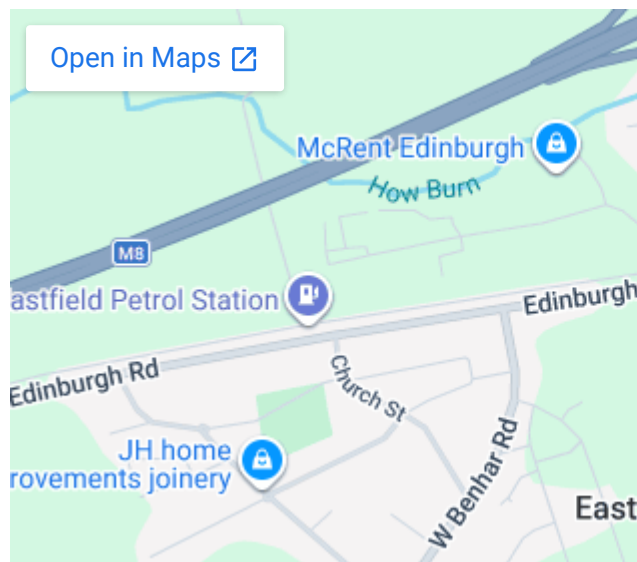
Freehold

Local Authority

North Lanarkshire Council

village and a choice of secondary schools available in the surrounding area, including Calderhead High School in Shotts.

Location Map



Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.