



eric young & co

# Development

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## 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.

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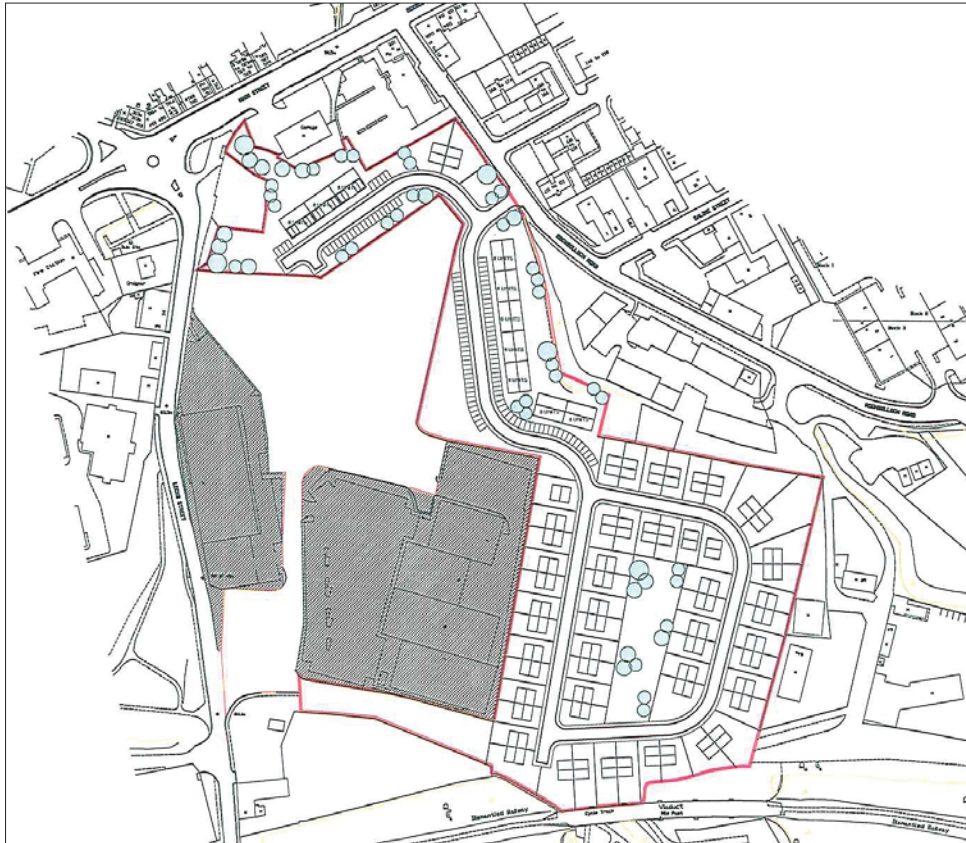
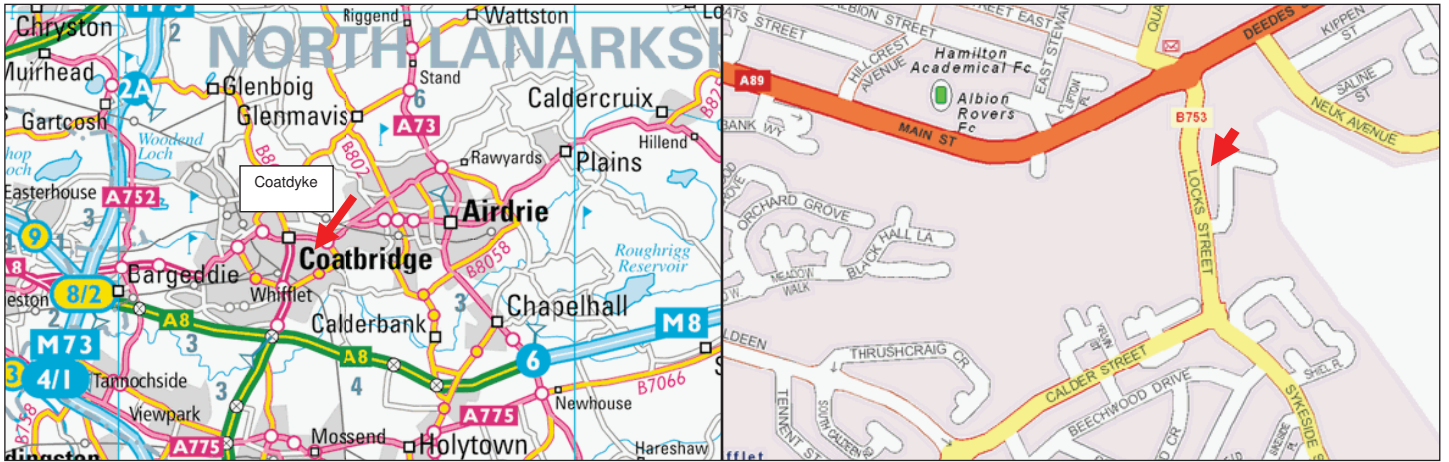
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Date of preparation - 11 March 2009

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