

# Residential Development Land

## Bell Quadrant, Carfin, ML1 4GN

- Site extending to approximately 0.65 acres (0.263 ha) adjacent to new housing development.
- Located in the heart of Carfin between two railway stations.



## Location

Carfin is located approximately 1 mile to the north east of Motherwell and some 17 miles to the south east of Glasgow City Centre.

The subjects are situated on Bell Quadrant, in close proximity to the A723 which links Carfin with Motherwell.

Carfin and Holytown railway stations are situated in close proximity both providing direct access to Glasgow and Edinburgh.

## Description

The site is regular in shape and is situated adjacent to a new housing development.

The site also benefits from its proximity to a small neighbourhood retail centre.

## Planning

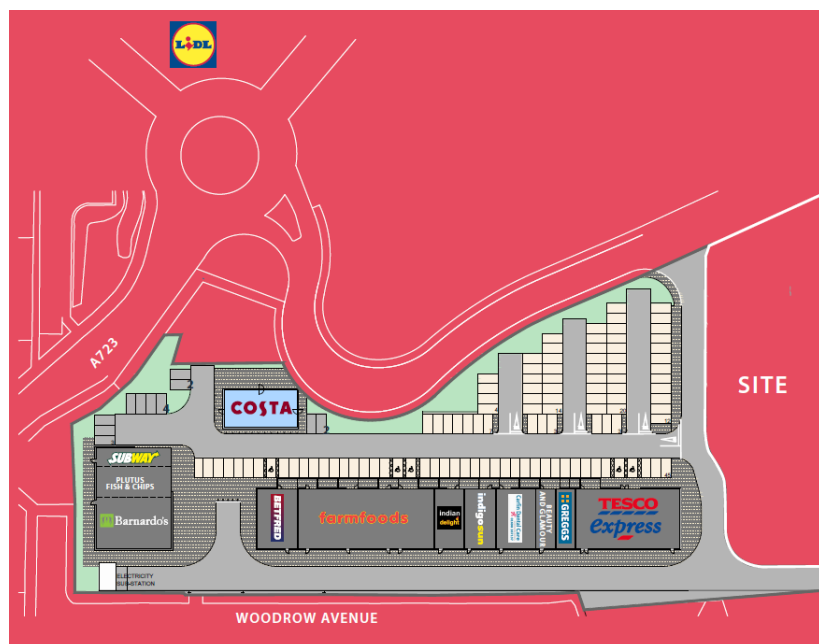
Under the North Lanarkshire Modified Proposed Plan which is scheduled for adoption in 2020 the site is allocated as a mixed use centre.

## Costs

The purchaser will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

A title plan will be prepared for sales purposes.

Only indicative boundaries are provided and should not be relied upon



## Title Plan

Parties should note interest with Reith Lambert in the first instance in order to receive any further information available.

## Further Information

Further site information is available to interested parties. For full details please call the selling agents

Drew Lambert  
awl@reithlambert.co.uk  
0141 221 7575  
07803 136 214