



SAT NAV
ML1 1AD

FOR SALE - DEVELOPMENT SITE

RAVENSCRAIG NORTH LANARKSHIRE

UP TO
2 ACRES /
0.81 HECTARES

EXCITING COMMERCIAL
DEVELOPMENT OPPORTUNITY

- Busy roadside location
- Opposite 200,000 sq ft regional sports facility
- Adjacent to new Marston's family pub and hotel
- Located 16 miles east of Glasgow

Ryden.co.uk
0141 204 3838



HIGHLY ACCESSIBLE LOCATION.

Ravenscraig is situated in one of the most accessible parts of Scotland, with over two thirds of Scotland's population within a 90 minute drive time.

Located in North Lanarkshire, at the heart of Scotland's Central Belt, Ravenscraig borders the existing towns of Wishaw and Motherwell, which combined have a population of over 60,000.

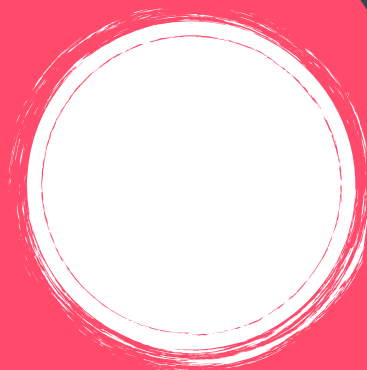
Lanarkshire boasts a thriving network of new and historic towns and villages, many of the country's top tourist attractions, including a World Heritage Site, and some of the world's biggest firms.

Another major success is the Ravenscraig Regional Sports Facility, which provides a world-class facility for athletes and local people alike.



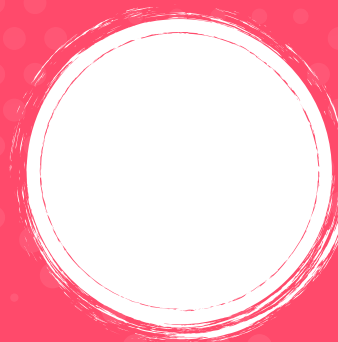
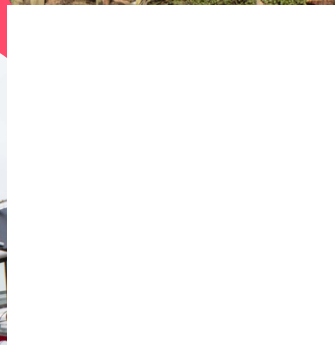


REGENERATION & DEVELOPMENT.



*Ravenscraig is
now home to one of
Europe's largest urban
regeneration projects.*

AMENITIES ON THE DOORSTEP.

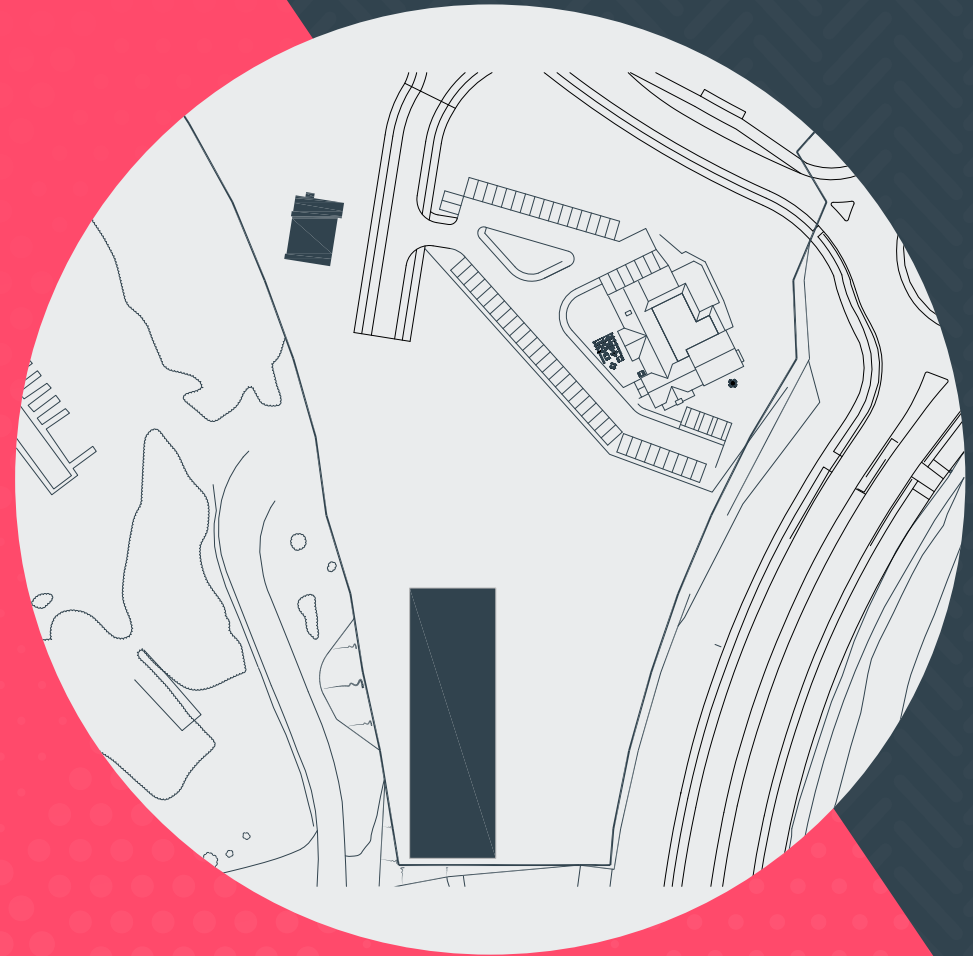




THE SITE

The site comprises approximately 2 acres and is accessible from the current service / link road through the development area adjacent to the family pub operator Marston's.

Our clients would consider the sale of the site in its entirety or subdivision into smaller plots would be considered.



FUTURE DEVELOPMENT.



PLANNING

The Ravenscraig project has outline consent for a number of commercial uses. Proposals for the site will be subject to receipt of detailed planning consent.

Possible uses include:

- Restaurant/ leisure use
- Convenience Retail





CONSENT GRANTED
FOR LIGHT INDUSTRIAL

RAVENSCRAIG NORTH LANARKSHIRE

OFFERS

Ravenscraig Ltd would consider a site sale of the whole or part of the site to an operator.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with a purchaser being responsible for any Land and Buildings Transaction Tax.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

FURTHER INFORMATION

For further details and quoting terms, please contact the sole letting agents:

Ryden.co.uk
0141 204 3838

John Conroy
0141 270 3176
john.conroy@ryden.co.uk

ravenscraig.co.uk

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