



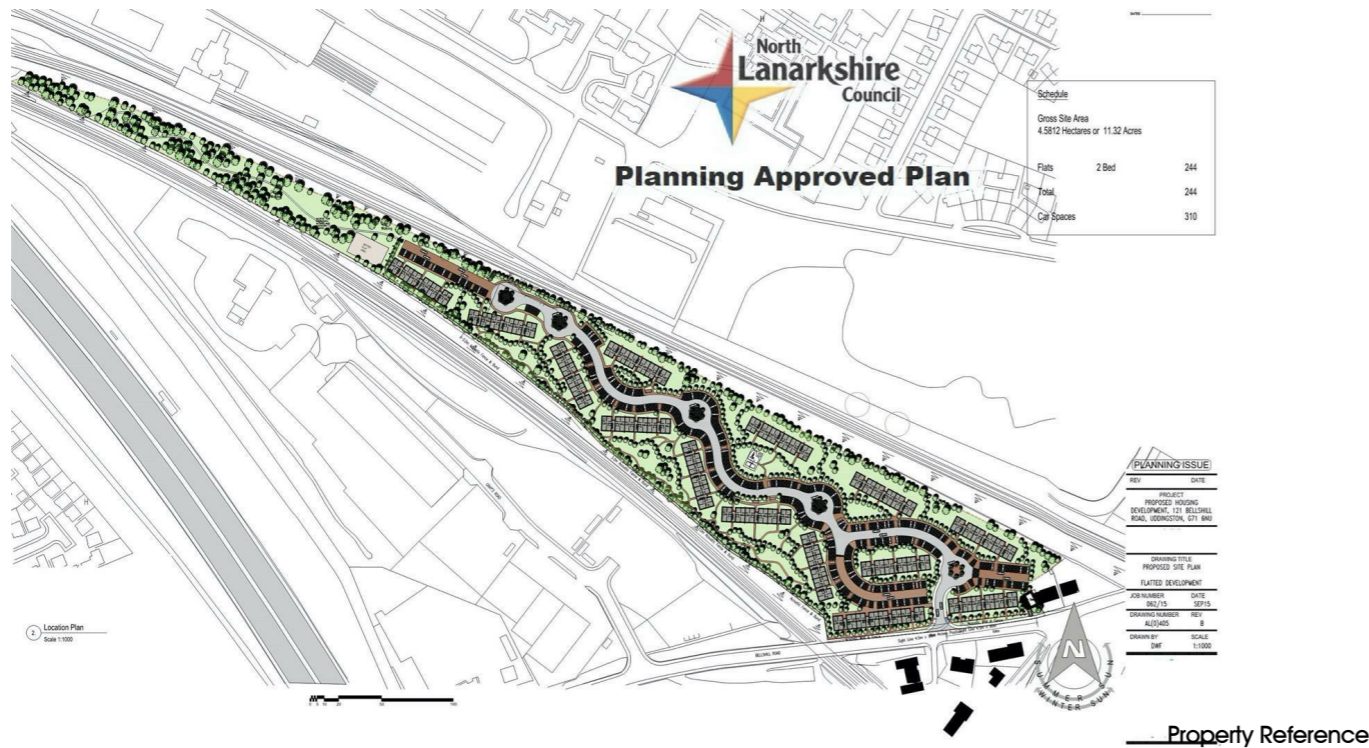
ESTATE AGENTS

Land Bellshill Road, Uddingston, G71 6NU



ESTATE AGENTS

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



## Offices at:

34 Cadzow Street, Hamilton ML3 6DG

61-63 Main Street, Uddingston G71 7EP

3 Bridge Street, Strathaven ML10 6AN

18 Academy Street, Coatbridge ML5 3AU

T.01698 444333

T.01698 444222

T.01357 572222

T.01236 338333

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)

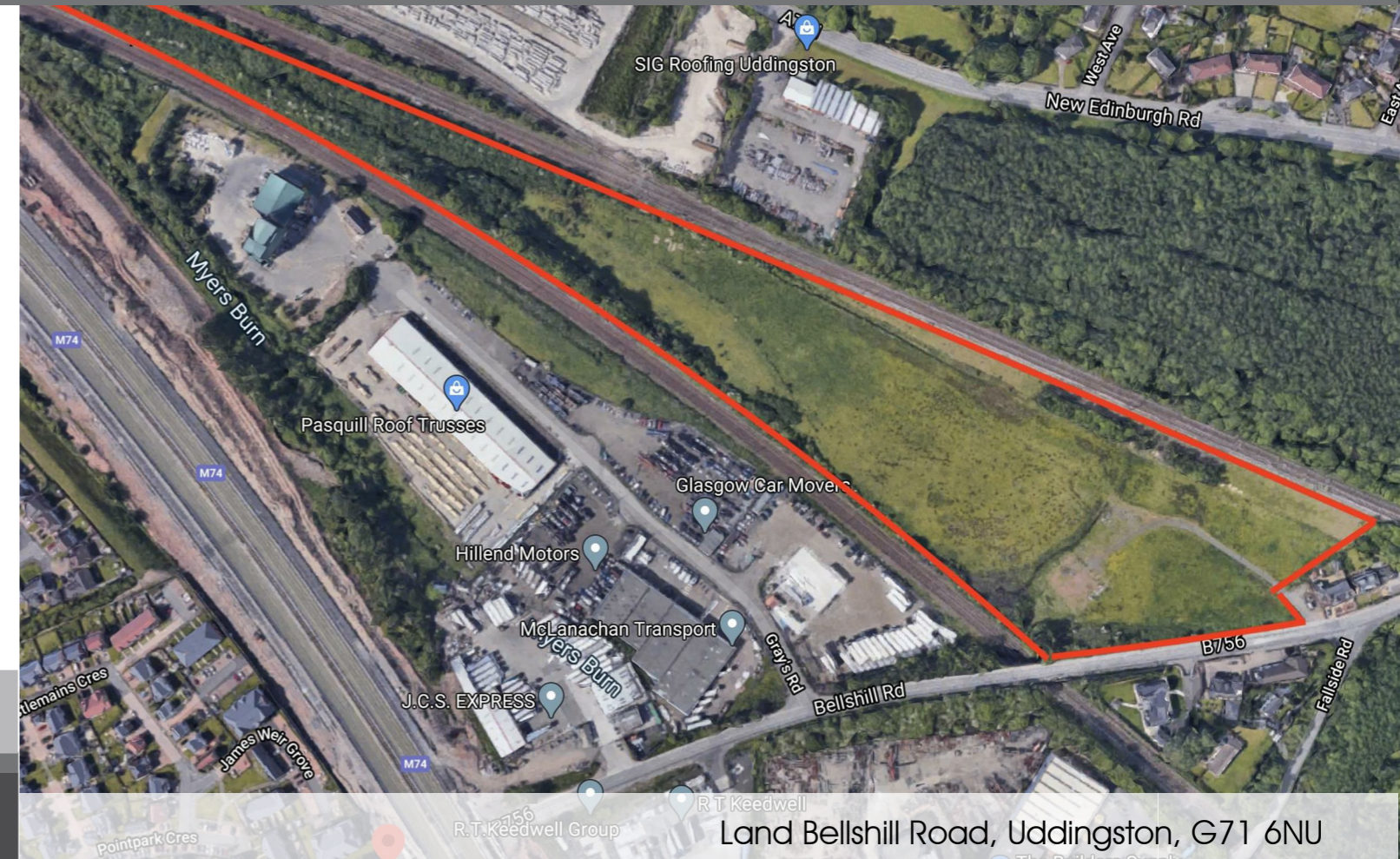
E.hamilton@residenceestateagents.co.uk

E.uddingston@residencestateagents.co.uk

E.strathaven@residenceestateagents.co.uk

E. airdrie@residenceestateagents.co.uk

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



A great opportunity to purchase one of the last remaining development sites within Uddingston which extends to approximately 11.32 acres or thereby.



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The site comprises a triangular plot of land measuring approximately 4.58 Hectares and is accessible from Bellshill Road. Planning permission in principle has been granted for a residential development which should not exceed 100 units. The proposed development would lend itself to a mix of terraced, semi detached, detached homes and flats.

Additional information can be found on North Lanarkshire's Planning Portal at the following link :- <https://eplanning.northlanarkshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ONH5WTBAM6J00>

Our clients have had various technical reports and surveys carried out in relation to the site which are available to interested parties.

- 1 - Noise assessment survey
- 2 - Soil & Mineral Reports
- 3 - Flood Risk assessment
- 4 - Sepa Report
- 5 - Acoustic Barrier Calculations

Uddingston is highly regarded for its excellent Main Street where you can find the majority of every day shopping needs. There is a great choice of restaurants, bistros and pubs, with many more found in nearby in Bothwell and Hamilton town centre. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Uddingston to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks. Travelling from Uddingston Main Street proceed along Bellshill Road where the site can be found on the left hand side opposite the junction with Fallside Road.

