



For Sale Substantial Development Opportunity / Industrial Facility

Clydesdale Road, Bellshill ML4 2RR

- Substantial development opportunity / Industrial facility
- Site extending to 35.50 acres (14.36 hectares)
- Features 264,124 sq ft of industrial accommodation

THE OPPORTUNITY

Savills is delighted to present to the market the opportunity to acquire a substantial development site / existing industrial facility in Bellshill, Scotland. The site extends to 35.50 acres (14.36 hectares) and provides industrial accommodation extending to approximately 264,124 sq ft.

LOCATION

The opportunity is located 14.1 miles to the east of Glasgow City Centre, in the town of Bellshill, North Lanarkshire. Bellshill has a population of approximately 16,000 residents and serves as a commuter location for Glasgow and Edinburgh.

Bellshill town centre is located approximately 2 miles to the west of the site, and Carfin 2.6 miles to the east, both provide local schooling, retail and convenience amenity. Bellshill Station, located 2.1 miles to the north west of the site, provides regular direct services to Glasgow Central, Edinburgh Waverley, Lanark and Holytown, the latter of which provides access to North Lanarkshire's main employment hub at Eurocentral, one of Scotland's largest industrial estates. Local bus services are available on Clydesdale Road to the north of the site.

The town is well connected for access to the motorway network with the M8 accessible at Junction 6A, 2.9 miles to the north and the M74 at Junction 6.

The area surrounding the site is largely mixed in character with industrial uses located to the north of Holytown Road / Main Street to include Bellshill Industrial Estate and Newhouse Industrial Estates. The location is well placed for access to a wide range of leisure and recreational facilities with a range of golf clubs in close proximity to the site to include Colville Park Country Club immediately to the south as well as Strathclyde and Chatelherault Country Parks located within a 10 minute drive of the site.



DESCRIPTION

The site for sale comprises the Vallourec Oil & Gas UK manufacturing facility, which forms a large industrial / pipe manufacturing warehouse with adjoining offices / welfare facilities and occupies a site extending to 35.50 acres (14.36 hectares).

A number of the smaller structures are in the process of being removed from the site, as identified in the aerial plan.

The character of the surrounding area is mixed, featuring a range of residential, industrial, and recreational uses within the immediate vicinity of the site. St Patrick's cemetery bounds the site to the east. Colville Park Country Club is located to the south, whilst the west of the site is bound by the railway line which lies adjacent to the access road.

LAND

The site is set over three levels, the top level, located to eastern side of the site, features hard standing ground and is used for open storage space, the middle level features the main manufacturing facility and the lower level, on the western side, features external open storage space on a concrete yard.

Access is taken from the south eastern corner of the site from a private access road which connects to Clydesdale Road. The access road is outwith the Title ownership, however, necessary rights of access are in place for the existing facility.

Purchasers are required to satisfy themselves on all aspects of the Title.



EXISTING BUILDINGS

A summary of the accommodation for the buildings that remain on site are summarised in the schedule below:

Building	Size
Main Building Size	242,619 sq ft (ground floor only)
Adjacent Building to the South	21,505 sq ft
Total	264,124 sq ft

The existing facility features crange, provided by 7 internal cranes which have capacities ranging from 10 - 13.5 tonnes. Further detail on these are included in the technical pack.

PLANNING

The site is covered by the North Lanarkshire Local Development Plan (adopted 2022). The ground occupied by the industrial facility is identified in the Plan as lying within the General Urban Area, with no specific allocation, whilst the remainder of the site containing the hardstanding is identified as lying within the 'Greenbelt'.

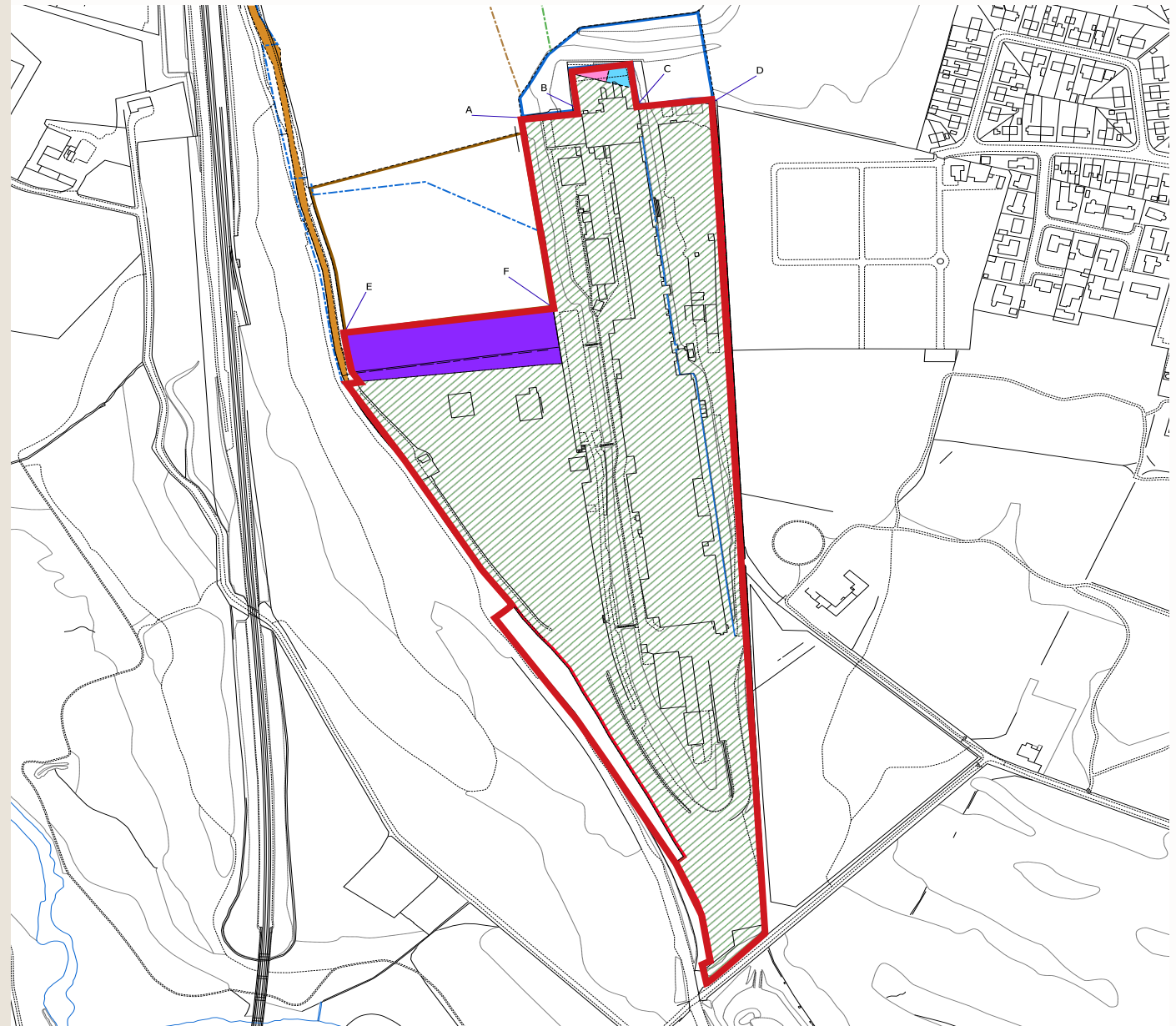
There are no current planning applications covering the site.

For further information on the planning status of the property, please contact Savills Planning via the Selling Agents.

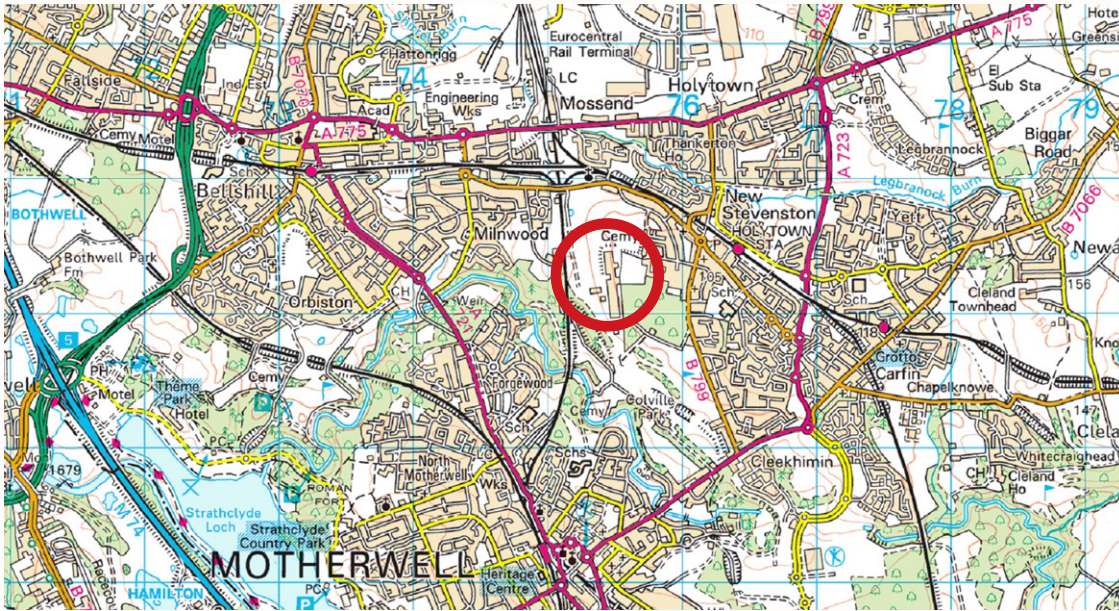
The site which bounds the subjects to the north had a Proposal of Application Notice submitted for a residential development of approximately 500 units in March 2022 by Banks Group. For more information please refer to the North Lanarkshire Council Planning Department (Planning Reference: 22/00267/PAN).

TITLE

An indicative red line boundary is outlined in red in the enclosed plan. The site is formed over two separate Titles. Further information is available within the technical pack for the site.







TECHNICAL INFORMATION

A full pack of technical information is available upon registration of interest with the Selling Agents to include Site Investigation, Asbestos Pre Demolition Survey, Drainage Layout, Topographical Survey, Utilities Information and Title Information.

VIEWING

Viewings of the land and property are strictly by appointment only - please contact the Selling Agents in the first instance for access arrangements to the site.

OFFERS

Our clients are inviting bids on an 'unconditional' basis. Offers should be made in a Heads of Terms format. Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set. Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

CONTACT

For all Industrial enquiries please contact:

Ross Sinclair
rsinclair@savills.com
+44 (0) 7557 972 955

Jonathon Webster
jonathon.webster@savills.com
+44 (0) 7976 910 987

For all Residential Development enquiries please contact:

Jamie Doran
jdoran@savills.com
+44 (0) 7967 555 561

Emma Biggin
emma.biggin@savills.com
+44 (0) 7870 999 498

Eilidh MacGregor
eilidh.macgregor@savills.com
+44 (0) 7815 032 063



Important Notice Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Produced January 2024.