



## For Sale Residential Development Opportunity with Planning Permission for 12 Self-Build Plots Legbrannock Road, Holytown ML1 5SZ

- Residential Development Opportunity with Planning Permission
- Site extending to 2.08 acres (0.84 hectares)
- Located to the east of Holytown, North Lanarkshire



## OPPORTUNITY

Savills is delighted to present to the market the opportunity to acquire a site extending to 2.08 acres (0.84 hectares) located in the village of Holytown, North Lanarkshire, which benefits from Planning Permission for 12 self-build plots.

## LOCATION

The opportunity is located to the east of Holytown, a small village in the North Lanarkshire Local Authority Area which is located to the east of Bellshill and north of Motherwell, whilst the village of Carfin is located to the south.

Holytown is a popular commuter location due to its convenient position within Scotland's Central Belt for those travelling to both Glasgow and Edinburgh. As a result, this area known as the M8 corridor is a key logistics and business centre with a number of well-established business operations being located at Eurocental and nearby Newhouse which has brought significant employment opportunities to the village. As a result Holytown has attracted significant new build housing development to the area in the last decade and Taylor Wimpey and Barratt Homes are currently under construction to deliver a further 600 new homes to the village which will result in further investment in the local area as the population grows.

The site is situated on Legbrannock Road, to the eastern edge of the village which lies approximately 14 miles to the east of Glasgow City Centre. The location benefits from excellent transport connections, with access to the motorway network available via the M8 which connects to Junction 6A, 2 miles to the north of the site and provides direct access to both Edinburgh and Glasgow. Regular bus services are available on Edinburgh Road which is located 1 mile to the north of the site, whilst Holytown Train Station lies 2 miles to the west of the site, providing direct connections to Edinburgh and Glasgow.

Local schooling is provided by Holytown Primary School, which lies 2.3 miles to the east of the site whilst Taylor High and Brannock High Schools are both located within a 5 minute drive of the site.

Local convenience and retail amenities are located in Holytown and Carfin with a wider retail offering available in Bellshill and Motherwell including supermarket, restaurants, gyms and leisure offerings, both of which are located within 4 miles of the site.



## DESCRIPTION

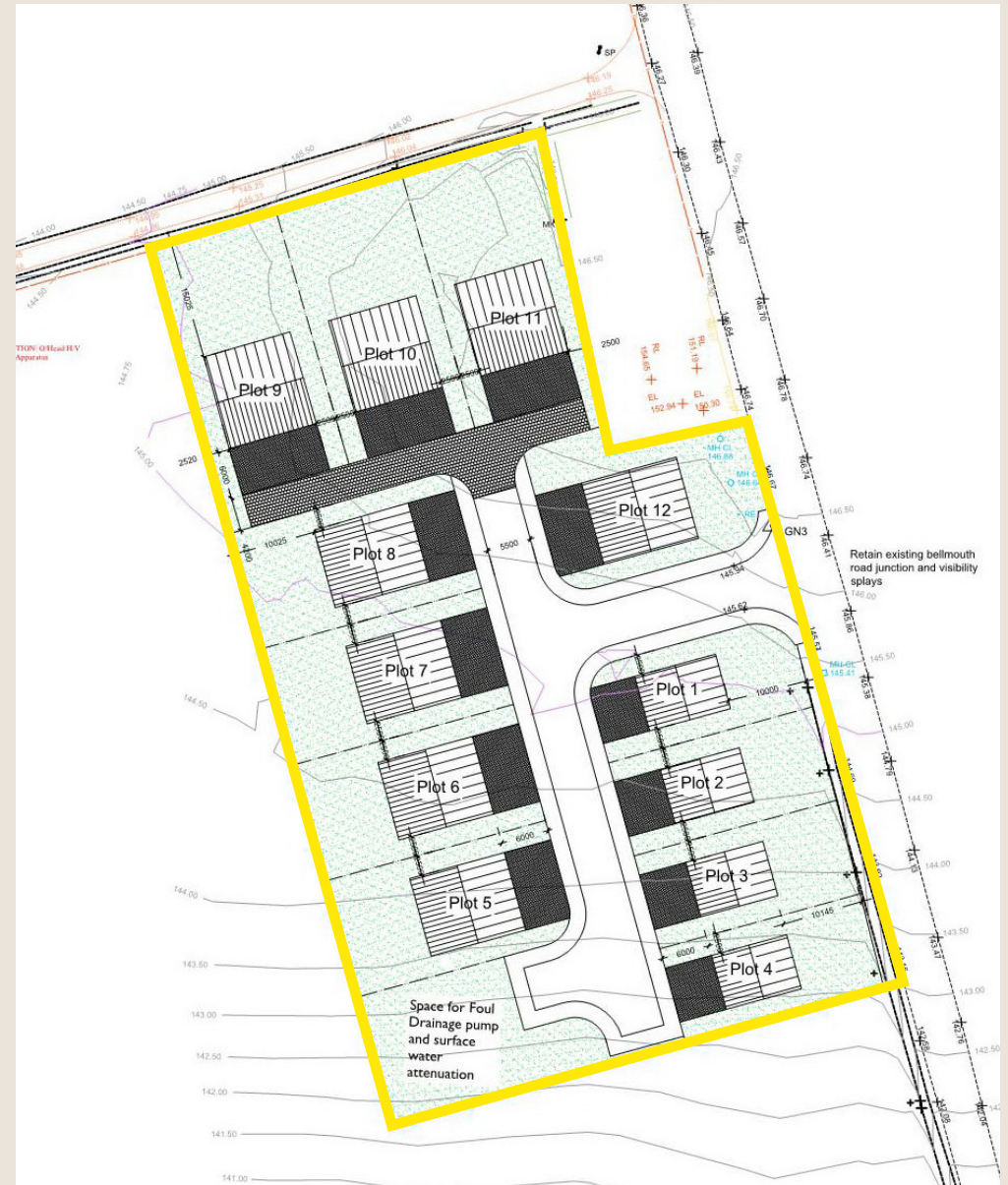
The site for sale comprises undeveloped land extending to a gross area of 2.08 acres (0.84 hectares) located on the west side of Legbrannock Road, from which access is taken. The site is bound to the north by a private access road, beyond which lies Torrance Park Golf Club, to the east by an existing residential dwelling which fronts onto Legbrannock Road and to the south by a newly constructed road which will provide a secondary access to the ongoing housing development by Taylor Wimpey and Barratt Homes which lies to the west of the site.

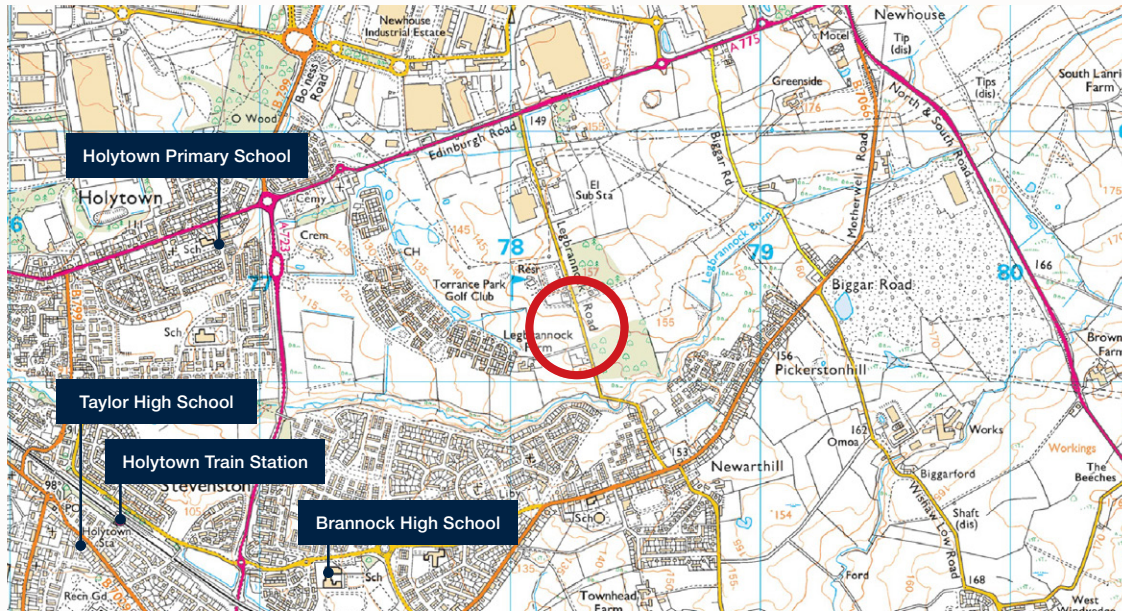
## PLANNING

The site is covered by North Lanarkshire's Local Development Plan which was adopted in July 2022 and identifies that the land is allocated for housing (Ref NLMW1131).

In May 2020 the site was granted Planning Permission for 12 self-build plots, roads and associated drainage (Planning reference: 19/00616/FUL).

Further details in respect of the consent are included within the technical pack for the site. Any enquiries in respect of alternative development on the site should be directed to North Lanarkshire Council's Planning Department.





## TECHNICAL INFORMATION

A technical pack of information associated with the Planning Application for the site is available via the Selling Agents upon registration of interest and can be provided on request. Any offers on the site will be expected to take full cognisance of the information provided.

## OFFERS

Our clients are inviting offers for Heritable Interest in the subjects as a whole and any offers on the site 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 further information please contact:

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

**Kieran Ward**  
 kieran.ward@savills.com  
 +44 (0) 7971 727 783

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



Savills Development Glasgow  
 163 West George Street  
 Glasgow G2 2JJ  
 +44 (0) 141 248 7342

**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. August 2022