



# J6 Newhouse Junction

# FOR SALE

Lancaster Avenue & Bellside Road  
Chapelhall, MLI 5GH

# Mixed Use Development Opportunity

(Planning Permission in Principal for a variety of uses)

TO EDINBURGH  
(30 minute drive)

J6

M8

TO GLASGOW  
(15 minute drive)

## Key Points

- Highly prominent & strategic location with immediate access to M8
- Variety of plots, or available as whole site
- 3.94 hectares (9.73 acres), with further land potentially available



# J6, Newhouse Junction

## Location

Chapelhall lies within North Lanarkshire, bordering the northeast boundary of the City of Glasgow. The subjects lie immediately to the north of Junction 6 of the M8 corridor, 4 miles from Junction 5 (Raith Interchange) of the M74. Chapelhall lies approximately 14 miles east of Glasgow and 36 miles to the west of Edinburgh.

## Description

The subjects comprise development land extending to approximately 4.943 hectares (12.21 acres). Access to the site is via the A73 Bellside Road, a main tributary from Junction 6 of the M8 motorway.

Immediately to the north of the site is an established residential neighbourhood, with commercial uses to the west. Immediately south of the subjects, bisected by the M8, is further industrial and logistic uses including, but not exclusive, **Co-Operative**, **Brakes Bros**, **WH Malcolm Logistics** & **Premier Inn**.

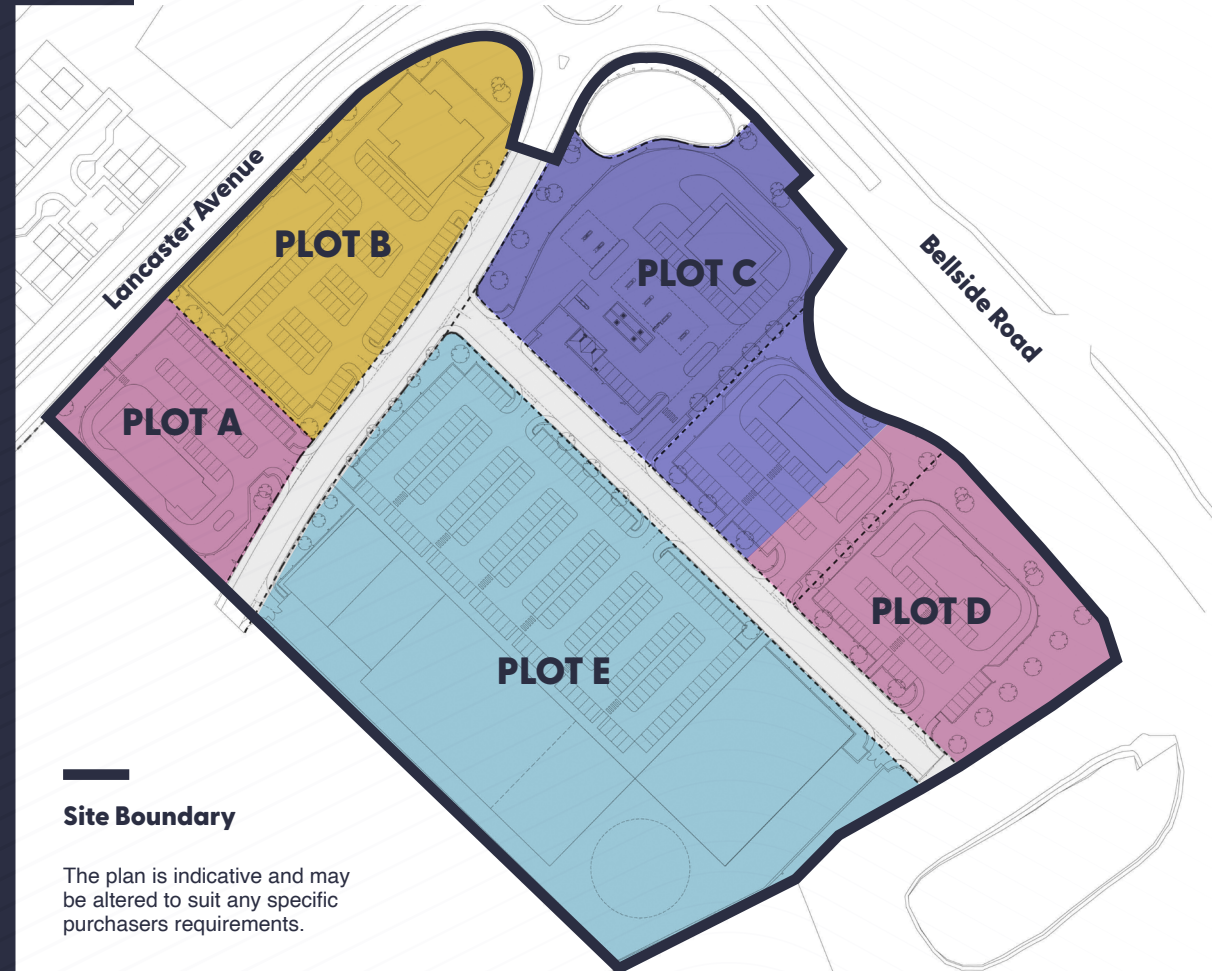
## Accommodation Schedule

		Area
Plot A	Class 3	0.34 hectares (0.84 acres)
Plot B	Class 7	0.63 hectares (1.55 acres)
Plot C*	Sold (STP)	
Plot D	Class 3	0.64 hectares (1.57 acres)
Plot E	Class 1	1.86 hectares (4.6 acres)
<b>Total</b>		<b>3.47 hectares (8.56 acres)</b>

\*An agreement has been reached with a PFS operator for 'Plot C'.

## Opportunity

Planning Permission in Principle was granted (25th October 2018) for a mixed use development comprising Class 3 (Food & Drink), Class 7 (Hotel), Class 11 (Assembly/Leisure), Class 1 (Ancillary Retail) and sui generis (Roadside Fuel/Electric Charging, Hot Food Takeaway, Public Bar) with associated infrastructure.





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## Planning

Further information available on request, alternatively planning can be viewed on North Lanarkshire Planning Portal by searching Planning Notice Ref; 21/01434/S42.

## Services

The sellers will provide connectivity to mains water, drainage, gas, BT Telecoms and power. Further details relating to specific plots available from the selling agent on request.

## Tenure

The land is available to purchase in its entirety or with individual development plots only.

## Further Information

A site investigate report, a topographical survey and indicative layouts in CAD can be provided on request.

## Legal Costs & VAT

Each party will bear their own legal costs incurred in any transaction although in the normal manner, the purchaser will be responsible for all Stamp Duty, Land Taxes, Registration Dues and VAT thereon.



## Viewing & Further Information

Please contact the sole agent to discuss your specific requirements or to arrange a site visit:



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