

18 EAST THORNIE STREET

WISHAW, ML2 8AU

DEVELOPMENT OPPORTUNITY

Galbraith





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DEVELOPMENT OPPORTUNITY

- Attractive principal building.
- Further buildings with scope for development or demolition.
- Indicative capacity for up to 26 units subject to obtaining the necessary consents.
- Approximately 1.26 acres (0.51 hectares).



Galbraith

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 OnTheMarket

Location

18 East Thornlie Street lies a short distance to the south of Wishaw town centre and extends to approximately 1.26 acres (0.51 hectares) and situated in an attractive residential area. Wishaw has a population of approximately 30,000 and lies about 18 miles south-east of Glasgow. The town benefits from a range of amenities including national, regional and local retailers, primary and secondary schooling, medical services, leisure facilities and a train station with regular services to Glasgow Central Station.

Description

The subjects comprise a traditional 2 storey building of stone construction under a multi-pitched slate roof dating from 1869. The property has a cellular layout with attractive period features including intricate cornices and ceiling roses. The property has until recently been used as office accommodation; however, is currently unoccupied.

In addition, there are 3 further buildings on site including a timber construction activity building under a pitched felt roof with a brick-built toilet block. A brick-built garage with a pitched slate roof, concrete floor and roller shutter door fronting onto East Thornlie Street. On the southern part of the site there is another timber construction activity building under a pitched felt roof, which links to a brick-built swimming pool building under a pitched tile roof. It should be noted that the southern activity building and swimming pool are in disrepair and cannot be accessed on safety grounds.

The subjects occupy an attractive residential setting with established garden grounds and areas laid to tarmac providing car parking.

The accommodation of each building is as follows:

Main Building	4,227 sq.ft (392.70 sq.m)
Activity Building	2,696 sq.ft (250.53 sq.m)
Activity Building/Swimming Pool	4,779 sq.ft (444.07 sq.m)
Garage	1,439 sq.ft (133.70 sq.m)

The subjects are accessed via an entrance on the corner of East Thornlie Street and Caledonian Road, a second access lies to the east of the garage building on East Thornlie Street.

Planning

The property is located within the Wishaw settlement boundary in a predominantly residential area. The property does not benefit from a planning consent, however, our clients made a pre-application submission and the response from North Lanarkshire Council is generally positive towards development of the site with indicative capacity range from 20 to 26 residential units.

Copies of the pre-application submission and the Council's response are available to view in the data room. Furthermore, a drainage appraisal has been carried out to support the pre-application submission, which identified a viable solution.

It should be noted that the principal building is not listed nor are the subjects in a conservation area. However, the principal building does have some excellent period features and the pre-application feedback intimates a preference for the building to be retained.

Technical Information and Data Room

Plans showing the location of mains infrastructure, the site plan, drainage appraisal, pre-application submission and North Lanarkshire Council feedback are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room - please contact Galbraith for access.

Any further planning enquiries can be directed to North Lanarkshire Council: 0345 143 0015

Method of Sale

Our clients are seeking offers in excess of £500,000 for their freehold interest in the land.

A deposit of £50,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the property in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

Services

The subjects benefit from mains supplies of water, drainage and electricity. Heating is by way of a mains gas fired system to all of the buildings.

Legal Costs

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

Viewing and Further Information

The property may be viewed by prior appointment only.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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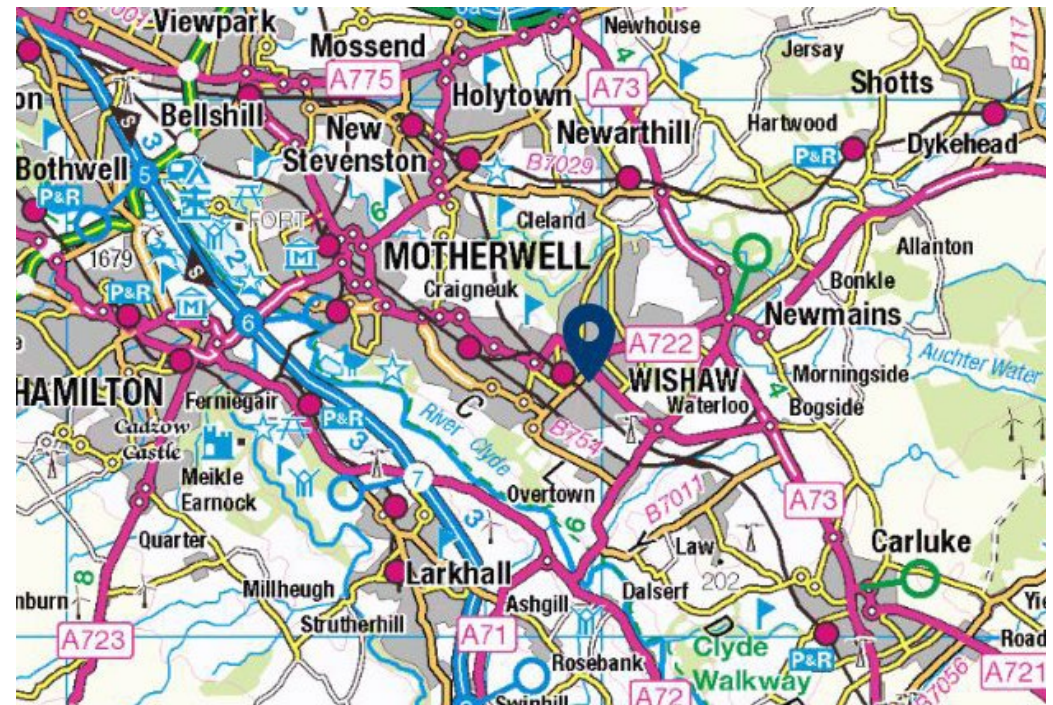


Solicitors

TBC

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in January 2024. 8. Particulars prepared February 2024.





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