



WHINRIGG CARAVAN STORAGE PARK

RIGGEND, AIRDRIE

WHINRIGG CARAVAN STORAGE PARK RIGGEND, AIRDRIE, ML6 7SS

Residential property with business/development opportunity.

Junction 5 M80 3 miles ■ Glasgow 15 miles ■ Stirling 17 miles

- Surfaced caravan storage park extending to approximately 4.24 acres
- 2/3 bedroom bungalow
- Scope for storage of up to 220 caravans
- Secure yard with potential for 24h access
- Potential for alternative uses



Galbraith

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 OnTheMarket

LOCATION

Whinrigg Caravan Storage Park is located to the east of the A73 at Riggend which lies approximately 3 miles north the town of Airdrie in North Lanarkshire. The yard is located approximately 3 miles south of Junction 5 of the M80 at Cumbernauld and is well located in central Scotland being under 30 minutes' drive of Glasgow and Stirling and within 1 hours drive of Edinburgh.

DESCRIPTION

The subjects comprise a substantial area of surfaced yard extending to approximately 4.24 acres with a capacity of up to 220 caravans. The current occupancy is sitting around 92 caravans and there is scope for boat trailer storage in addition. We are of the view that the yard area offers scope for alternative use such haulage, open storage and development subject to obtaining the necessary consents.

The caravan storage can be managed entirely remotely with caravan owners signing up to a licence and provided with an access code to the front gate. The storage yard has secure perimeter fencing and 16 cameras monitoring the site.

On the southern part of the site there is a small workshop building of steel portal frame construction with metal box profile cladding that provides useful additional accommodation. However, it should be noted that non-compliant modifications have been carried out to the roof of the building and any intending purchaser will effectively be purchasing the building "as seen". The sellers cannot give any guarantee to the structural integrity the building.

To the east of the yard there is a recently completed self-contained modern 3 bedroom bungalow with the following accommodation:

Kitchen. Open Plan Dining/Sitting Room. Office/Bedroom. Utility Room. Bathroom. En-suite Shower Room. The property extends to approximately 126 sq.m (1,366 sq.ft).

The property has been finished to a very high standard with quality fixtures and fittings. Externally, the property has white rendered walls, a pitched tile roof and UPVC double glazing.

It should be noted that whilst the property has been completed, the sellers are awaiting the completion certificate from North Lanarkshire

Council. It is expected that the completion certificate will be received prior to the date of sale.

THE BUSINESS

The business is well established having traded from this location for 17 years. The subjects are well known and enjoy significant repeat business. The current annual pitch fees are £365 per pitch with low overheads mostly relating to the security and a small amount of maintenance. The business enjoys an average 3 year turnover of in the order of £35,000, and an adjusted net profit of circa £27,000 with scope for expansion. It should be noted that the sale of the subject will be an asset transfer rather than the sale of a going concern.

RATES/COUNCIL TAX

The yard has a rateable value of £4,500 The bungalow is still to be assessed for Council Tax.

HOME REPORT

A Home Report for the bungalow has been prepared, and details can be provide on request.

SERVICES

Mains Electricity
Mains Water
Private Drainage
Oil Fired Central Heating

ENERGY PERFORMANCE CERTIFICATE

The bungalow has an EPC rating of B.

ASKING PRICE

Our clients are seeking offers over £600,000 for their freehold interest in the subjects.

Interested parties will be notified of any closing date and requested to submit an 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 for completing the transaction.

The seller is seeking an overage of the market value for alternative use triggered by the granting of planning permission (excluding the existing storage or commercial use). The terms of any overage will be by agreement between the parties. We recommend that interested parties note their interest in the subjects to be kept informed of any closing date and to receive any additional pertinent information.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred and the purchaser will be responsible for the payments of LBTT, registration dues and VAT incurred there in.

VAT

All figures are quoted exclusive of VAT.

ENTRY

To be mutually agreed.

POST CODE

ML6 7SS

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///film.pythons.bedding

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the selling agents:

Galbraith
Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN

Tel: 01786 434 600

Harry Stott
07909 978 644
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or

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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 July 2022. 8. Particulars prepared August 2022.





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