

**CLOSING DATE SET: WEDNESDAY 4<sup>th</sup> FEBRUARY 2026 – 12 NOON**



**FOR SALE**

**Residential Development Opportunity**

Identified capacity of up to 120 residential units

Application submitted for Planning Permission in Principle (Ref: 24/01250/PPP)

Excellent links to Airdrie and Coatbridge

Total site area extending to 4.41 hectares (10.90 acres)

Offers Invited for the Heritable (English Freehold) Interest



DRONE VIDEO



GOOGLE MAPS

**LAND AT RYDEN MAINS, GLENMAVIS, ML6 0NU**

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# Location

LAND AT RYDEN MAINS, GLENMAVIS, ML6 0NU



## Location Description

The subjects are located to the northwest of Glenmavis, a village located around 2 miles northwest of Airdrie town centre and around 2 miles northeast of Coatbridge within the North Lanarkshire council area. Glenmavis has a population of around 2,200 people according to a mid-2020 estimate.

Within Glenmavis there are a number of amenities including a Primary School, Parish Church, Social Club, Community Centre and a range of retail and other commercial units.

Turning to the specific situation of the site, Condorrat Road (B802) is located to the east boundary of the site and the southern boundary abuts the existing settlement of Glenmavis on the north side of Ryden Mains Road.

The subjects benefit from excellent road access to Airdrie and Coatbridge via Glenmavis Road and Coatbridge Road respectively. They also benefit from excellent rail connectivity as summarised in the table below.

Connectivity to the central belt and beyond will be further enhanced by North Lanarkshire Council's proposed East Airdrie Link Road (EALR).

Train Stations	Distance / Drive Time
Gartcosh	3 miles / 10 mins
Cumbernauld	3.5 miles / 10 mins
Croy	5 miles / 15 mins

## Location Links:



GHOST.WIPE.CHAP



FIND ON GOOGLE MAPS



## The Opportunity

**Residential development opportunity.**

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Total site area extending to **4.41 hectares (10.90 acres).**

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Proposed development comprising a mix of **Detached, Semi-Detached, Terraced** and **Apartment** units.

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**Indicative** drawings for **106-unit** scheme suggest a total Gross Internal Area (GIA) of **9,545 sqm (102,742 sqft).**

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Application submitted for **Planning Permission in Principle** (Ref: 24/01250/PPP) for up to **120 residential units** and associated works. [🔗 Planning Application Link.](#)

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Located adjacent to the village of **Glenmavis** with **excellent transport links.**





# Visualisation

LAND AT RYDEN MAINS, GLENMAVIS, ML6 0NU





## Technical Information

Additional technical information can be made available on request.

To access the technical information, seriously interested parties must confirm their interest in writing to the sole selling agent at: [s.barnett@shepherd.co.uk](mailto:s.barnett@shepherd.co.uk).

## Planning

An application for Planning Permission in Principle (Ref: 24/01250/PPP) was submitted to North Lanarkshire Council on 9<sup>th</sup> December 2024.

[🔗 Planning Application Link.](#)

## VAT

The subjects are **not** elected for VAT and therefore VAT will not be payable on the purchase price.

## Offers

Offers are invited for the sale of the Heritable interest (Scottish equivalent to English Freehold) in the site.

## Title

A title plan is available within the additional technical information which is accessible by seriously interested parties.

## Price

Offers Invited

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Steven W Barnett**

[s.barnett@shepherd.co.uk](mailto:s.barnett@shepherd.co.uk)  
07720 466 018

**Shepherd Chartered Surveyors**

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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