



Housing and Technical Resources

Greenhills Sports Centre, Stroud Road, East Kilbride G75 9NU

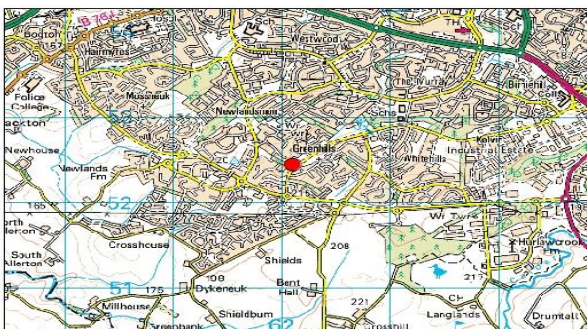
Summary

Closing date: Friday 10 January 2020 at 12pm
Site size: Site of 3,683 square metres (0.91 acres) or thereby.
Location: Situated within a residential location in the Greenhills area of East Kilbride.
Description: Former single storey sports centre with ancillary building, both of which are estimated to be in the region of 40 years old.
Suitable for: Residential/ Community based use.

Offers are invited.

Further information

For more information or if you want this information in a different format or language, phone 01698 455163 or email landandproperty@southlanarkshire.gov.uk



[Local services](#)

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Marketing brief

1. Location and description

East Kilbride is Lanarkshire's largest town and was designated Scotland's first new town. It has a population in excess of 74,000 and is located approximately 8 miles south east of Glasgow. The town benefits from a wide range of facilities and amenities, including a large shopping centre, pubs and restaurants. There are a number of primary and secondary schools, leisure facilities (including sports centres) and public transport links, including a railway station that provides a regular rail service to and from Glasgow.

The subjects are located within the Greenhills area of East Kilbride, approximately 2.5 miles distant from East Kilbride town centre, and are surrounded mainly by residential properties. The location offers readily available access to the amenities and facilities nearby, including schools, public transport links, a neighbourhood shopping parade and a supermarket with petrol filling station.

The subjects comprise a detached, one storey former sports centre with a smaller ancillary building to the rear, and are both estimated to be in the region of 40 years old. The main building has a steel frame, with the walls formed partly in brick (rendered finishes) and the remainder clad with metal profile sheets. The roof is of pitched design and clad with metal profile sheets. The Gross Internal Area (GIA) of this building extends to 604.67 square metres (6,508 square feet) or thereby. The ancillary building to the rear, formerly used as a bothy, is of brick construction (rendered externally), has a pitched metal profile sheeted roof and has a Gross Internal Area of 82.40 square metres (887 square feet) or thereby. The subjects are set within a slightly sloping site extending to 3,683 square metres (0.91 acres) or thereby, incorporating a tarmac surfaced car park, with the remainder predominantly grassed.

2. Travel

Travelling from East Kilbride town centre - Travel east along Queensway to The Murray roundabout and take the second exit onto Strathaven Road (A726). Continue along this road until reaching The Torrance roundabout and take the second exit onto Greenhills Road. Travel along this road for approximately 1 mile, through five roundabouts and take the third exit at the sixth roundabout, turning onto Stroud Road. The subjects can be found on the left hand side, approximately ¼ mile along this road.

3. Planning

The subjects are located within a General Urban Area, with the surrounding grassed areas designated as Priority Greenspace Land Use and covered by the Green Network Policy, all as designated in the Local Development Plan (adopted 2015).

The principle of residential use of the site is acceptable as long as adverse impact on the local community is avoided and positive management is exercised over the open spaces and surrounding green network. A community based development is also acceptable.

All local plan documents and Supplementary Guidance can be accessed on the Council's website www.southlanarkshire.gov.uk

Planning enquiries should be directed to:

Planning and Building Standards
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB
Phone 0303 123 1015
Email: planning@southlanarkshire.gov.uk

Roads enquiries should be directed to:

Roads and Transportation
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB
Phone 0303 123 1015
Email: roads@southlanarkshire.gov.uk

4. Services

Mains services are understood to be available however no guarantee is given as to the existence or condition of any of these services. The successful purchaser must satisfy himself/ herself in this respect.

5. Legal costs

The purchaser shall be responsible for the payment of both parties' legal costs in respect of the transaction.

6. Viewings

For further information and viewing please contact:

Estates
Housing and Technical Resources
Almada Street
Hamilton
ML3 0AA

Phone: 01698 455163 / 01698 455177
Email: landandproperty@southlanarkshire.gov.uk

7. Offers

Offers are invited to purchase the heritable interest in the property. A formal legal offer together with details of the proposed use must be submitted in a sealed envelope using the appropriate tender return label which is available on request or downloading from the Council's website. These must be returned to:

The Chief Executive
South Lanarkshire Council
Administration Services
Council Offices
Almada Street
Hamilton ML3 0AA

Closing date of 12pm Friday 10 January 2020. Offers will be judged on their individual merits. Late offers will not be considered under any circumstances.

Formal legal missives will require to be entered into and will require to incorporate the Conditions of Sale noted overleaf.

These particulars are believed to be correct but their accuracy is not guaranteed. All interested parties should satisfy themselves as to their accuracy.

South Lanarkshire Council are under no obligation to accept the highest or any offer. These particulars do not form, nor are they intended to form part of any contract.

Tender enclosed

**The Chief Executive
Administration
Services
Council Offices
Almada Street
Hamilton ML3 0AA**

Tender bid for

Greenhills Sports Centre
Stroud Road
East Kilbride
G75 9NU

Closing date/time

Friday 10 January 2020 at 12pm

Conditions of sale

Instructions to purchasers

Please read these instructions carefully. They detail essential conditions which the council will insist on in this transaction and explain how the council wishes you to bid for this property. If you are instructing a solicitor you should pass these to him/her.

1. All offers **must** be submitted in written or printed Scottish legal form to the council's Head of Administration Services at:

**The Chief Executive
South Lanarkshire Council
Administration Services
Council Offices
Almada Street
Hamilton
ML3 0AA**

Bids must be received on or before 12pm on the closing date.

The tender return address label **must** be used. Bids in any other format may be disregarded. **Late bids will not be considered and will be returned unopened.**

*Tender return address labels are available to download from the Council's website www.southlanarkshire.gov.uk (using the search words 'land for sale') or by post on request.

2. Bids will be assessed in respect of the best price (which consideration shall, for the avoidance of doubt, include the bidder's ability to pay the price).
3. The Council are under no obligation to accept any of the bids. In the event that no bid is accepted, bidders will be notified and will be advised if the property is to be re-marketed.
4. A planning statement is contained within these particulars. Confirmation of use **must** be submitted with the Formal Bid.
5. The planning statement should not be relied on as any form of advice; technical, professional or other and potential bidders **must** seek their own independent advice and satisfy themselves in this regard compliance with the planning Statement **does not** mean that planning consent and/or roads construction consent will be granted. It is understood that the planning authority has not consulted with nor sought the views of any external parties in preparing the planning statement. The full statutory processes will require to be followed by the successful bidder.
6. The price in the formal bid should be **exclusive** of VAT. The Council may elect to charge VAT on the price and will endeavour to notify the successful bidder as soon as possible if they so elect.
7. The price in the formal bid should be **exclusive** of any costs for planning gain and/or contributions to amenities, if relevant.
8. Subject to 14, no discussions will be entered into before the closing date.
9. The Council's acceptance or rejection of any timeous bid is subject to the approval of the Council's Housing and Technical Resources Committee or the expedited powers vested in the members of the committee or the powers delegated by the council to council officers.
10. Timeous bids will be acknowledged within seven days of the closing date. A decision on the success or otherwise of bids will not be given until a decision has been formally approved by the council.

11. No formal or contractual discussions will be entered into before the closing date or the grant of the Council's formal approval.
12. When the successful bidder is approved by the Council, the Council's legal team will contact the preferred bidder's solicitors to progress missives.
13. The offer to sell will contain, amongst other conditions, the following specific conditions :
 - The purchasers must satisfy themselves in respect of the ground conditions, suitability of existing building services etc, suitability of the property for the purchasers intended use and the terms of the title deeds. The Council will make no warranty in respect of any of these issues. Interested parties should familiarise themselves with the attached list of items that will not be regarded as abnormal development costs.
 - The purchaser must submit an application for planning consent if appropriate in support of their bid, and taking account of the information in the planning statement within a prescribed timescale.
 - Any supplementary information requested by planning services must be provided by the purchasers within 14 days of the date of the request.
 - The purchaser will bear the cost of the Council's reasonably incurred legal fees.
14. Any queries regarding the marketing brief should be addressed to:
The Property Manager (Assets and Estates Services), Housing and Technical Resources,
Almada Street, Hamilton, ML3 0AA in writing as soon as possible and no later than five working days before the closing date.

DISCLAIMER

These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of the Council has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication.

Freedom of Information (Scotland) Act 2003

The Council is bound by the terms of this Act. This means that the Council cannot in certain circumstances be party to a confidentiality clause.