Former Public Conveniences, Carnwath Road, Carluke, ML8 4DF

**Summary**

Closing date: Friday 31 January 2020 at 12pm  
Site size: 69 square metres or thereby  
Location: Situated within an established residential/commercial location  
Description: Single Storey former public convenience building  
Suitable for: Commercial uses

Offers are invited.

**Further information**

For more information or if you want this information in a different format or language, phone 01698 454051 or email landandproperty@southlanarkshire.gov.uk
Marketing brief

1. Location and description

Carluke is the largest town in Clydesdale with a population of approximately 13,300 and is located approximately 4.7 miles northwest of Lanark and approximately 4.2 miles southeast of Wishaw. The town benefits from a wide range of facilities and amenities including shops, pubs, restaurants, educational and recreational facilities. Public transport links include regular direct rail services to Lanark, Motherwell, Hamilton, Glasgow and Edinburgh.

The subjects are located within a mixed commercial/residential area close to the town centre. The location affords easy access to the town's amenities and facilities.

The subjects comprise a detached single storey building which housed the former public conveniences prior to their closure. The subjects are assumed to be brick built and have a painted render to the exterior. The roof is flat and clad in felt or similar. The Gross External Area (GEA) of the building extends to approximately 20 square metres or thereby and sits on a site extending to 69 square metres (0.017 acres) or thereby.

2. Travel

From Lanark:

Travel along Lanark Road (A73) into Carluke and continue through the mini-roundabout at Tesco. Take the next turning on the right onto James Street, following the road onto John Street until reaching the roundabout. At the roundabout, take the second exit onto Carnwath Road (A721) and travel for approximately 150 yards where the subjects can be found on the left hand side at the junction with Thomson Street.

From Hamilton:

Travelling from Hamilton - Travel south on M74, exiting at Junction 7, and turn left onto Lanark Road (A72). Continue to the roundabout and take the first exit onto Cornsillock Brae (A71), continuing to the next roundabout. Take the first exit onto Horsley Brae (A71) and after approximately one third of a mile, turn right onto Brownlee Road (B7011), travelling for approximately one third of a mile before turning right onto Mauldslie Road. Continue along this road until reaching the roundabout, take the second exit and continue on to the next roundabout, before taking the second exit onto Clyde Street. Continue along this road to the traffic lights and turn right onto Kirktion Street (A73). Continue for approximately one quarter of a mile and turn left onto James Street, following the road onto John Street until reaching the roundabout. At the roundabout, take the second exit onto Carnwath Road (A721) and travel for approximately 150 yards where the subjects can be found on the left hand side at the junction with Thomson Street.

3. Planning

The subjects are located within a General Urban Area in the Local Development Plan (adopted 2015).

Planning would require to consider the proposed alternative uses for the former toilets in terms of the Local Plan and setting.

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:

Estate
Housing and Technical Resources
Almada Street
Hamilton
ML3 0AA

Phone: 01698 454051 / 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 31 January 2020 at 12pm. 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

Former Public Conveniences
Carnwath Road
Carluke
ML8 4DF

Closing date/time
Friday 31 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](http://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 an 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.