

For Sale

27.09 acres (10.96 hectares)

Land at Castlehill Farm
Castlehill Road, Overton,
Wishaw, ML2 0RU

CASTLEHILL FARM



**Prime Serviced Residential Development
Opportunity with Detailed Planning Consent**



THE SUBURB

Wishaw is a popular commuter location, well connected by road and rail. The site is located within close proximity to the M74 (Junction 7), which connects to the M73 (Junction 1) which in turn connects to the M8 (Junction 8). Glasgow City Centre can be reached via road within 34 minutes of the site. Wishaw Train Station, located c. 1.3 miles from the site, provides direct rail services to Glasgow Queen Street (27 minutes) with around 45 direct trains per day.

Wishaw is conveniently located nearby extensive local amenity with Wishaw Town Centre c. 2 miles north of the site. The town of Wishaw comprises a variety of amenities including ALDI, Tesco Extra and Morrisons, as well as a number of bars, restaurants, takeaways, coffee shops and independent retailers.

In addition, Caledonian Retail Park is located c. 2.5 miles northwest of the site which includes B&M, Argos, Matalan, Pets at Home, Greggs, Burger King, The Food Warehouse and The Range. Other major amenities within Wishaw include University Hospital Wishaw, Wishaw Sports Centre and Wishaw Golf Club.



Town centre amenities can also be found in neighbouring Motherwell which provides an array of bars, shops, restaurants and cafés within 9 minutes' drive of the development.

The suburb of Wishaw is located within the North Lanarkshire Council area, 3 miles north-west of Motherwell and 15 miles south-east of Glasgow City Centre.



LOCATION



Wishaw
Town Centre
& Train
Station



4 mins' by car

Caledonian
Retail Park



6 mins' by car

Glasgow
City Centre



27 mins' by train
34 mins' by car

Motherwell
Town Centre



9 mins' by car

WISHAW

Residential development land plot within attractive semi-rural location with detailed planning consent for 200 private homes.



North Lanarkshire has received strong interest from National and PLC house builders in recent years.

Castlehill is a serviced, greenfield site extending to 27.09 acres (10.96 hectares) approximately.



Castlehill is a highly desirable commuter location with a local train station and within close proximity to the M74 motorway.

The site benefits from detailed planning permission for 200 private homes.

The local area benefits from excellent local amenity provision including supermarkets, retail park, hospital, leisure uses and various town centre amenities.

SITE FOR SALE

Extending to 27.09 acres (10.96 hectares), the site benefits from detailed planning permission and has capacity for 200 units.

Service connections are available to the boundary of the site. The proposed vehicular access to the site is from the B754 Castlehill Road via a new access roundabout to the west of the site at Smith Avenue.

The site benefits from prominent frontage off Castlehill Road providing easy access to Wishaw Town Centre.

Persimmon Homes intends to develop Wemysshill Farm, which represents the 401-unit parcel to the east. Groundworks are due to commence shortly, with unit completions anticipated in late 2026.



Prior to purchase, Persimmon will undertake the grouting consolidation works, providing the purchaser with all relevant certification and sign off documentation.

Persimmon will also complete the following off-site road upgrades in line with associated timescales set by the 22/00297/FUL infrastructure consent:

- Eastern Access Roundabout
- Netherton Road Signalised Junction
- Overtown Cross Signalised Junction

It will be the responsibility of the purchaser to construct the Western Roundabout which acts as the access into the Castlehill site, of which Road Construction Consented designs are available within the Vendors Information.

The purchaser will also be responsible for constructing the SUDS and pumping station (appropriate rights in place) which independently serves the Castlehill development parcel.

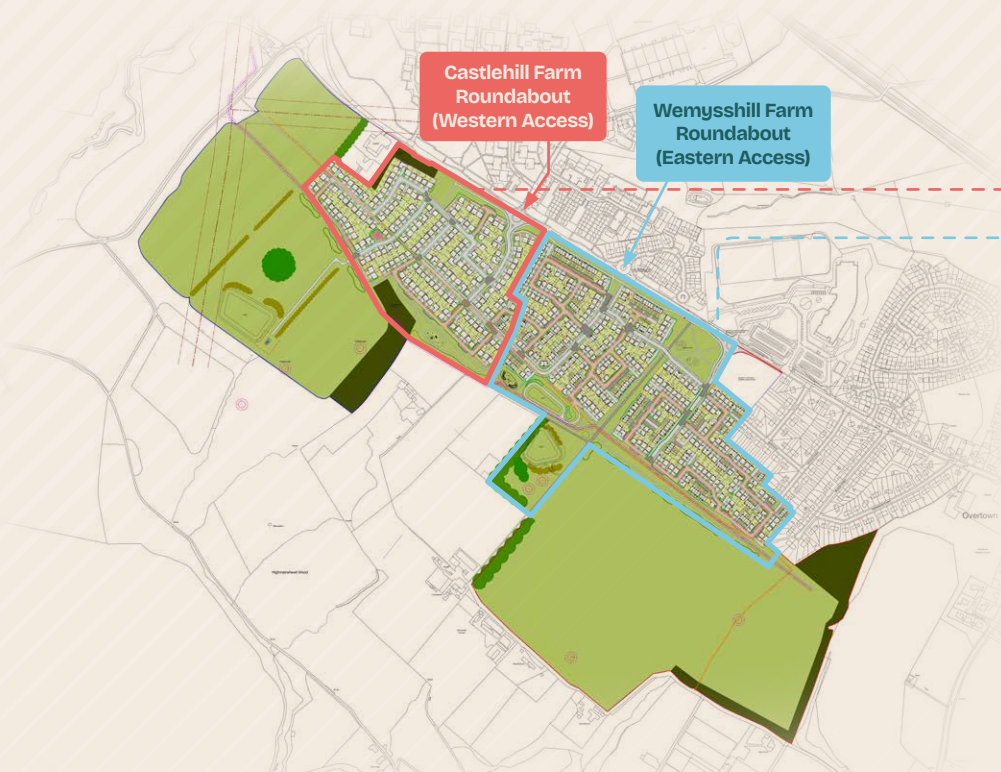
The Castlehill site will require to be built out under current and up to date Building Regulations.

PLANNING

The site lies within the North Lanarkshire Council boundary.

The current North Lanarkshire Local Development Plan (LDP) was adopted on 06 July 2022 and designates the subjects as part of housing allocation site 'Castlehill Farm' (Ref: NLMW1179) with an overall

capacity for up to 601 residential units. The subjects also fall within a Green Network Improvement Opportunity and Special Landscape Area (SLA).



In June 2018, Planning Permission (Planning Ref: 15/01634/PPP) was granted at appeal for Residential Development & Associated Uses, including Community Uses and retail – In Principle (capped at 601 units). The application refers to the wider Castlehill Farm and Wemysshill Farms in its entirety. Thereafter, in January 2021 an application (Planning Ref: 20/01468/S42) was granted to vary Condition 12 of 15/01634/PPP.

In March 2023, an AMSC application (Planning Ref: 22/00295/MSC) was granted, for 200 residential units

with associated infrastructure and landscaping. This represents Castlehill Farm – the consented land parcel for sale.

Running concurrently, an AMSC application (Planning Ref: 22/00296/MSC) was granted in April 2023 for 401 residential units with associated infrastructure and landscaping. This represents Wemysshill Farm and will be developed out by Persimmon Homes.

There is no affordable housing requirement.

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Technical Information

A full range of technical information is available on the site.

Offers

Interested parties are advised to note their interest in writing to the sole selling agent JLL. All parties who notify interest will be informed of closing date arrangements.

The vendors are seeking brownfield offers for the Heritable interest in Castlehill Farm.

Our client's preference is for offers to be submitted

on a 'clean' unconditional basis. However, in the event where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information and timescales to purify each condition. This will enable the viability and deliverability of the proposal to be assessed. The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

In addition, the offer of reciprocal sites will be viewed favourably by our client.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

Further Information

Access onto the site must be arranged via JLL. To request further information or to arrange access, please contact JLL:

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