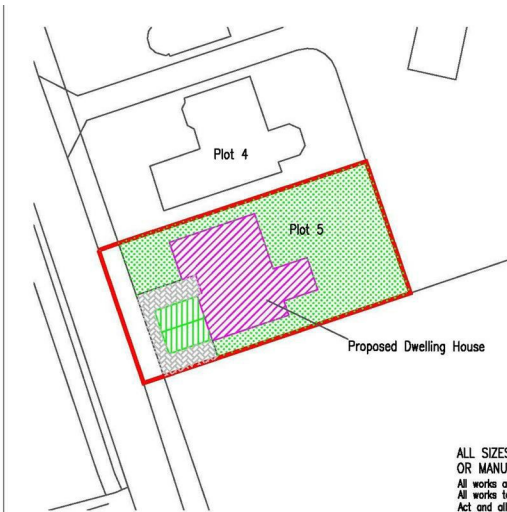




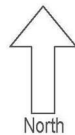
AB Properties



Location Plan 1:1250



Block Plan 1:500



ALL SIZES TO BE CHECKED ON SITE PRIOR TO ORDERING OR MANUFACTURING ANY MATERIALS.
 All works and finishes to entire satisfaction of Client.
 All works to be in accordance with Building Regulations (Scotland) Act and all other legislation applicable in Scotland.
 No deviation to specification, structural or otherwise without consent from Architect / Structural Engineer.
 No part of works to encroach on site boundaries.
 All dimensions, heights, roof pitches etc. to be checked and confirmed prior to site start/ ordering of materials. Drawing not to be scaled. Drawing prepared for Planning/ Building Warrant purposes only, Client responsible for ensuring that all relevant applications sought. Drawing not to be taken as description of work/ complete specification for pricing

Client to confirm with structural engineer structural stability of proposals.
 Client to determine exact boundary positions and the location of existing services. New stair risers, goings, pitch etc. to be checked. Ground level to be altered if required to comply with position shown on Section/ approved drawings only to be referred to for information. Roof tiles to be suitable for roof pitch. Concrete foundations to be checked relative to particular ground conditions, as exposed prior to site start. Water Authority to be consulted regarding sewerage pipework. No works to be commenced until all approvals received and permission obtained for services connections/ alterations as may be required.
 DRAWINGS PREPARED FOR OBTAINING OF ALL APPROVALS AS MAY BE NECESSARY.
 NO RESPONSIBILITY WILL BE ACCEPTED IF PROPOSALS ARE REFUSED FOR ANY REASON.

CS Plans Ltd.

Udston Farm, Stonehouse, ML9 3PB, csplansltd@gmail.com
07584309150, 0777576372

Plot 5 North & South Road

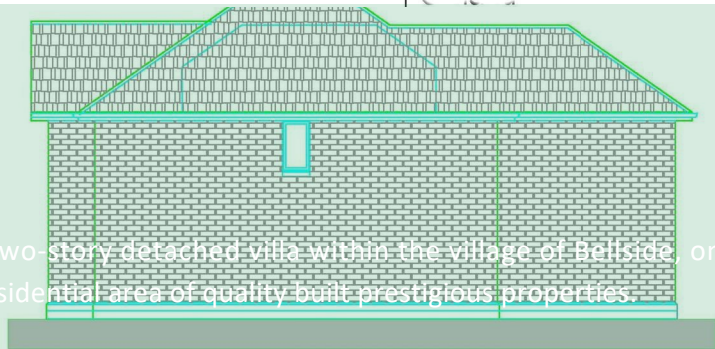
Bellside, Motherwell, ML1 5NX

Offers over £135,000

Generous plot with full planning permission for a two-story detached villa within the village of Bellside, on the outskirts of Cleland. The plot is located within in a residential area of quality built prestigious properties.



Front Elevation



Side Elevation

Bellside is a small village on the outskirts of Cleland where there is a primary school and a few local shops and pubs. The larger towns of Wishaw and Motherwell provide further schools, shopping, healthcare and leisure facilities. For commuters there is a mainline train station at Cleland and for those traveling by car the M8 Motorway is only a few moments' drive away, providing easy access to Glasgow and Edinburgh.



Rear Elevation



Side Elevation

Please contact our AB Properties Office on 01555 660077

Rear Elevation

require further information. Please contact our AB Properties Office on 01555 660077 to arrange a viewing appointment for this property or

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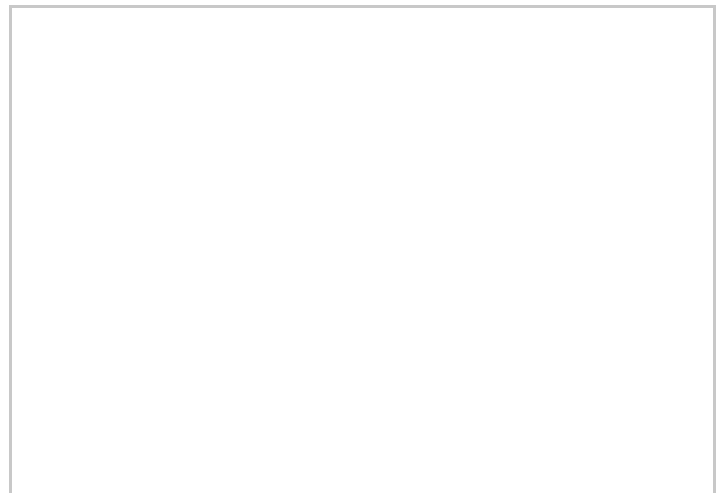
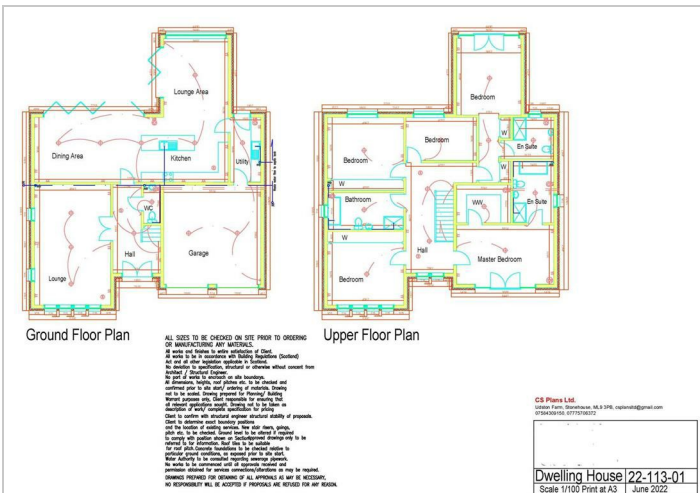
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Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.