



DEVELOPMENT OPPORTUNITY

- > FULL PLANNING CONSENT APPROVED FOR 29 DETACHED PRIVATE HOUSES
- > "OVEN READY" RESIDENTIAL DEVELOPMENT SITE
- > SITE AREA APPROXIMATELY 9.24 ACRES / (3.74HA)
- > SITE A – PHASE 1 OF A WIDER DEVELOPMENT PLAN (SITE B TO FOLLOW WHICH INCLUDES A FURTHER 17 UNITS)
- > TAKE OUR "VIDEO TOUR"
- > **SALE PRICE : OFFERS INVITED**

FOR SALE

**SITE A, THE PLEASANCE, BYRETOWN ROAD, KIRKFIELD BANK,
LANARK, SOUTH LANARKSHIRE, ML11 9TG**

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OPPORTUNITY

- **FULL PLANNING CONSENT IN PLACE FOR THE DEVELOPMENT OF 29 RESIDENTIAL DWELLINGS**
- **'OVEN READY' DEVELOPMENT SITE OF APPROXIMATELY 9.24 ACRES (3.74 HA)**
- **WELL LOCATED OPPORTUNITY IN CLOSE PROXIMITY TO THE TOWN OF LANARK**

LOCATION

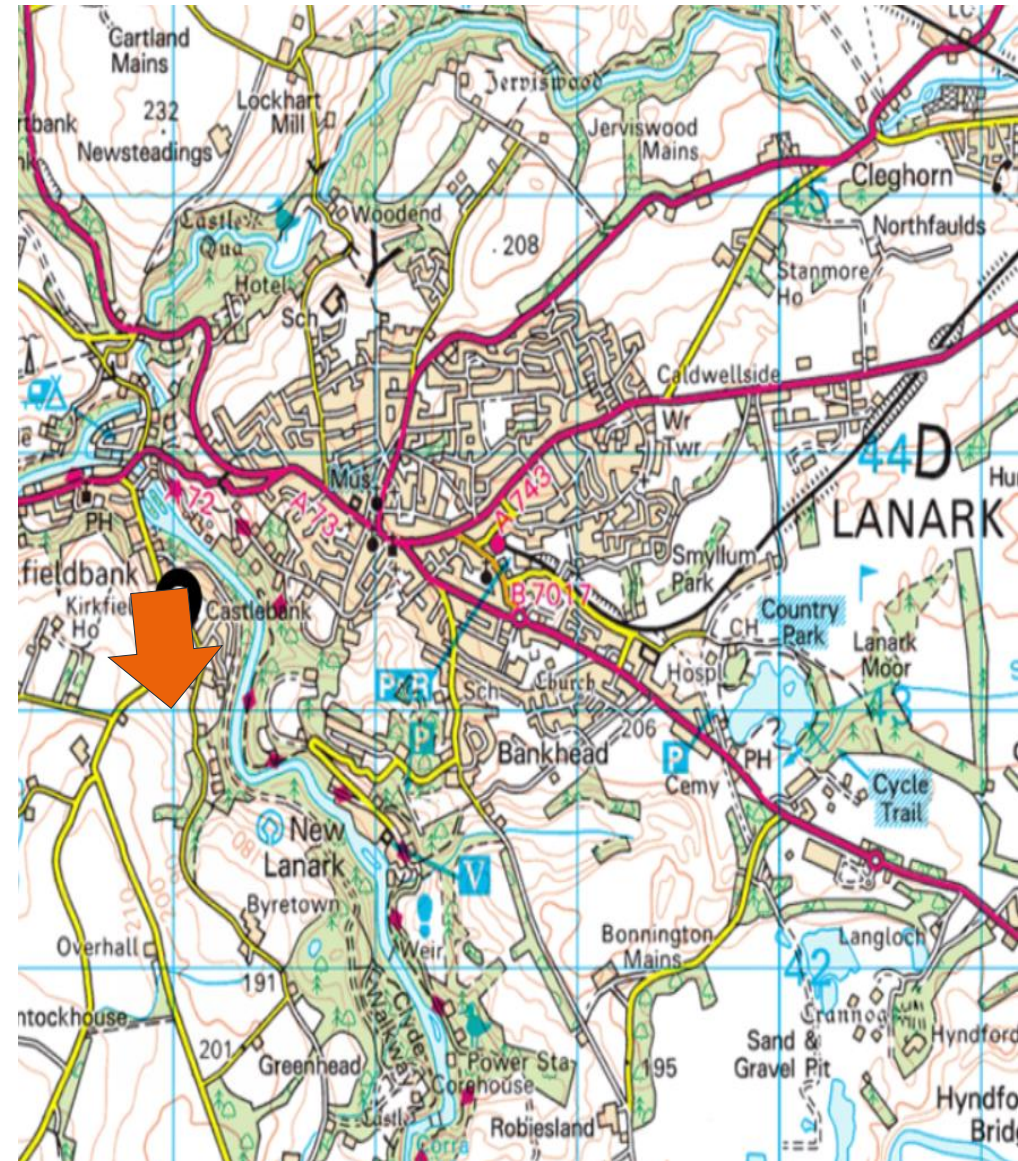
The subjects are situated, close to the banks of the River Clyde in the town of Kirkfieldbank.

Kirkfieldbank is a small town located within the South Lanarkshire council area. Kirkfieldbank is located approximately 1.5 miles from the town centre of Lanark, which acts as the main administration and retailing hub for the local area.

The site consists of agricultural land, located between Kirkfield Road and Byretown Road. The land rises from Byretown Road to the south and west towards Kirkfield Road. The northernmost tip of the site contains a pocket of woodland and trees line the eastern boundary with Byretown Road. The remainder of the site is bounded by mature hedging. Open countryside stretches to the south and west of the site with housing developments located on the opposite side of Byretown Road. There is an existing 2m wide footpath along the frontage of this land which terminates just before the junction of Byretown Road and Kirkfield Road.

The surrounding area is a mixture of agricultural greenfield land, a former Garden Centre and associated buildings together with residential properties.

The site benefits from nearby access to the A72 which links to the M77. The M77 links to major motorway networks throughout Scotland as well as the South. Public transport rail and bus links are located within the town of Lanark to the North East, providing direct access to both Glasgow and Edinburgh.



**SITE A THE PLEASANCE, BYRETOWN ROAD, KIRKFIELD BANK,
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DESCRIPTION/DEVELOPMENT PROPOSAL

The subjects comprise of a greenfield site, which is fairly regular in shape, located within the small town of Kirkfieldbank.

Site A is bound to the East by Byretown Road with Kirkfield Road bounding the site to the West. Site A forms part of a larger approved scheme, consisting of 2 phases and 46 dwellings. Site A being Phase 1 with Site B providing a further 17 units.

Site A & Site B both benefit from planning permission in full, for the development of 29 & 17 detached single storey residential dwellings with associated greenspace and parking. There are 5 different house types contained within the current planning permission, with further details provided within the adjacent accommodation schedule.

The total site area, extends to approximately:

Site A: 9.24 Acres (3.74 Hectares) or thereby.

Site B: 5.81 Acres (2.35 Hectares) or thereby

PLANNING

On the 3rd of October 2019, full planning permission was granted for the development of 46 dwellings (Site A and Site B) at the Pleasance, Byretown Road, Kirkfieldbank, Lanark.

Further details and information can be found through <https://www.southlanarkshire.gov.uk/> quoting P/18/1424.

TENURE

The property is held by way of heritable title, Scottish equivalent of English freehold

VAT

Unless otherwise stated, all prices, premiums etc. are quoted exclusive of VAT.

ACCOMMODATION SCHEDULE

TYPE	DESCRIPTION	AREA	No. UNITS	Parking
G	GARRION - 4 BED DETACHED	210.7 sqm / 2267 sqft	3	3
C	CARTLAND - 4 BED DETACHED	152.6 sqm / 1642 sqft	5	3
O	OWEN - 3 BED DETACHED	111.6 sqm / 1200 sqft	12	2
N	NEWLAND - 3 BED DETACHED	100.0 sqm / 1076 sqft	1	2
S	SIMPSON - 3 BED DETACHED	91.0 sqm / 979.5 sqft	8	2
TOTAL		3562.3 sqm / 38,344 sqft	29	



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SALE PRICE

Our client is inviting offer for the heritable interest of the subjects.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to the transaction.

ADDITIONAL INFORMATION

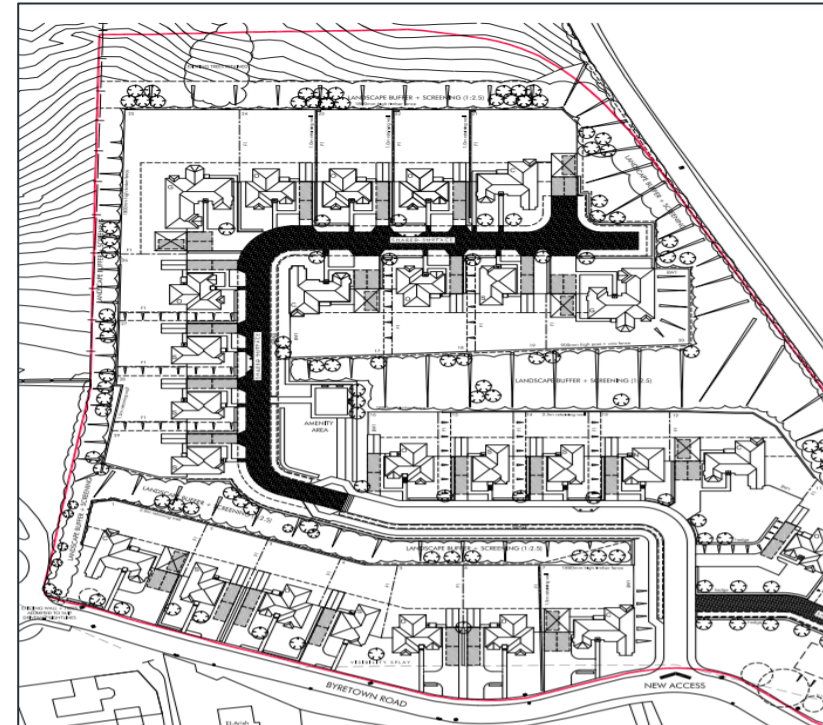
Upon application, seriously interested parties can be provided with the following information;

- Full site investigations
- Full planning permission
- Traffic and road management information
- Scottish Water approval surface and foul

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.

DEVELOPMENT PLAN – SITE A



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

Shepherd Chartered Surveyors 31 Byres Road, Glasgow, G11 5RD, 0141 331 2807

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **OCT 2021**

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