



RESIDENCE

Plot 1 Plot 1 East Overton House, Strathaven, ML10 6SZ

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Viewing by appointment with Residence Strathaven

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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



A wonderful opportunity to purchase this lovely plot of land (circa 1825 sq.m) which enjoys a superb setting in the grounds of East Overton House and has planning permission to build a substantial detached villa.

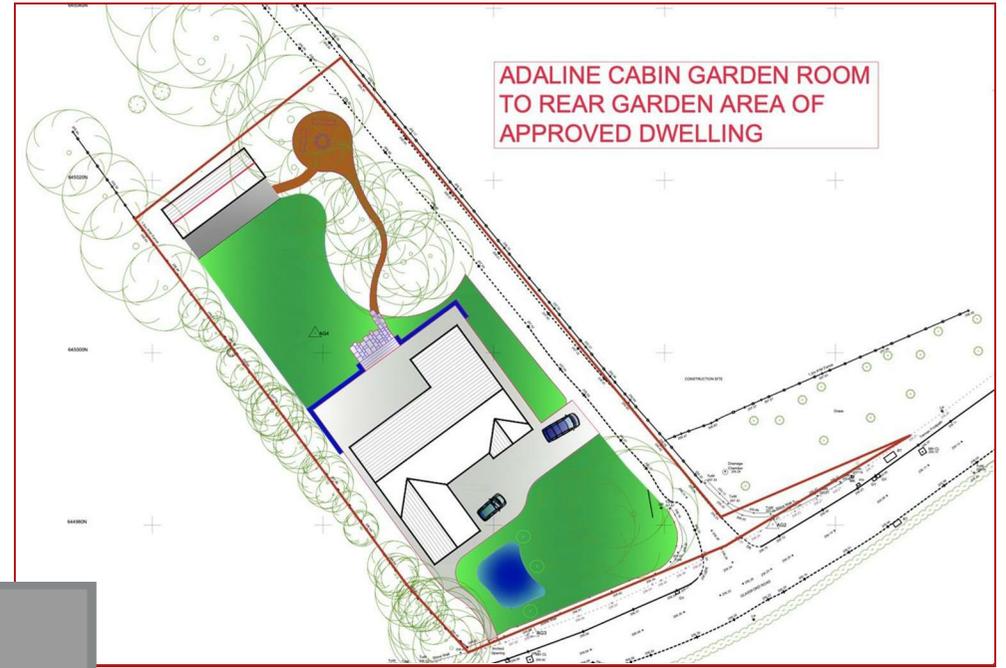
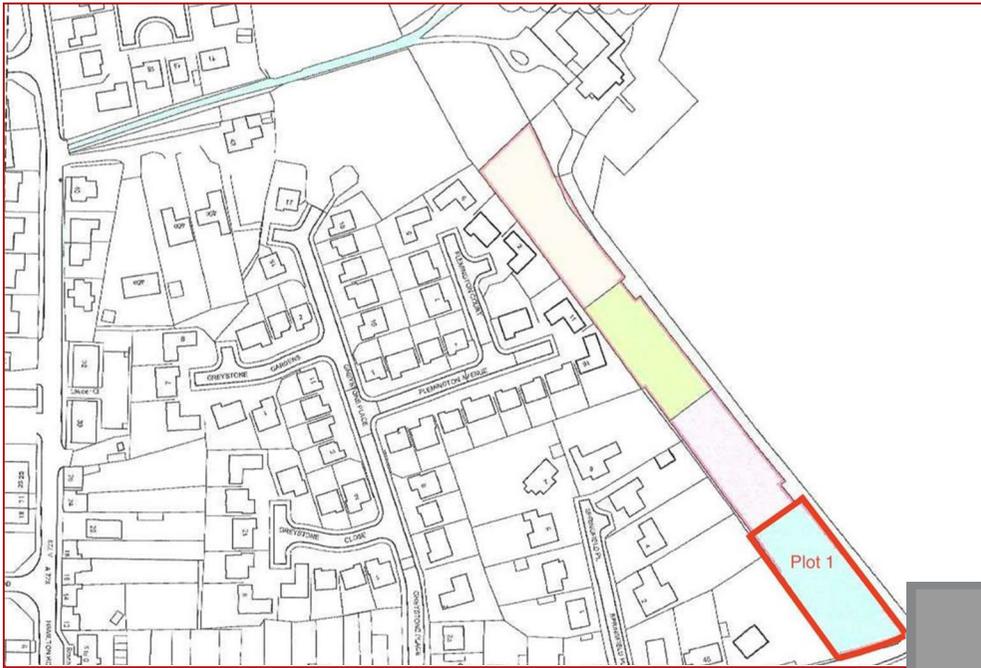
This private mature and level site is located adjacent to the drive of East Overton House and enjoys views to the adjacent countryside and valley beyond. Planning permission has been passed to build an impressive contemporary home as shown in the pictures however future buyers may wish to alter the plans to suit their layout. Water has been brought into the site and additional services are nearby.

The proposed house would be formed over three floors and comprise a galleried hall, cloakroom wc, a very sociable modern stylish open plan kitchen area with, dining room, lounge and living room, a utility room, office, guests bedroom with dressing room and en-suite. The first floor plans are for five further bedrooms all with en-suites and dressing rooms/wardrobes whilst the top floor contains a games room, large store and loft space. Integral to the house is a double garage.

There are also approved plans for a large cabin garden room. An excellent addition to any home.



The site is one of the few available within the town that offers such a great location and convenient setting. Strathaven offers excellent shopping facilities and sports facilities including bowling clubs, golf courses, public parks and country walks in addition to excellent schools, a wide variety of shops, restaurants, pubs, cafes and a large Sainsbury's. For those commuting, there are excellent road links to the surrounding towns which include East Kilbride, Hamilton and also links to the M74 motorway which connects the M8 motorway to Glasgow and Edinburgh.



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THIS DRAWING SHOULD NOT BE SCALED. DIMENSIONS NOT SHOWN TO BE CLARIFIED WITH PRO PLANS PRIOR TO COMMENCEMENT OF WORKS ON SITE.

0 2 4 6 8 10
SCALE BAR m

THIS IS THE PLAN A TRUE COPY OF THE PLAN REFERRED TO IN THE APPLICATION

SIGNED: _____
DATE: _____

Project: WOODLANDS
51 GLASSFORD ROAD
STRATHAVEN
Tel: 01504 815000
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Email: info@woodlands.co.uk

By: JAT
Date: FEB 23
No: 19023-EWS
Rev: A

MR J TRAVERS & MS L FOTHERINGHAM
87 THE PADDOCK
HAMILTON
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A GABLE ELEVATION ADDED. SCALE BAR ADDED JAT 23/02/23
Rev: Amendment (By) Date