



## For Sale Residential Development Opportunity

### Carnwath Estate Yard, Carnwath, Lanark ML11 8JY

- Site extending to 1.7 acres (0.69 hectares)
- Commuter location to Edinburgh and Glasgow
- For sale as a whole





## LOCATION

The subject site is located in Carnwath, a village in South Lanarkshire. Carnwath is approximately 26 miles south west of Edinburgh and approximately 32 miles south east of Glasgow. There are a range of transport options which make Carnwath a good commuter location to both Edinburgh and Glasgow.

Carstairs Railway Station is located approximately 2.5 miles south west of the subject site and provides multiple daily connections to both Edinburgh Waverley (approximately 35 minutes) and Glasgow Central (approximately 40 minutes). Carnwath lies on the A70 which connects directly to Edinburgh City Centre. Glasgow can be accessed via the A721 and A73. Buses to Lanark (numbers 37 and 137) are approximately every hour.

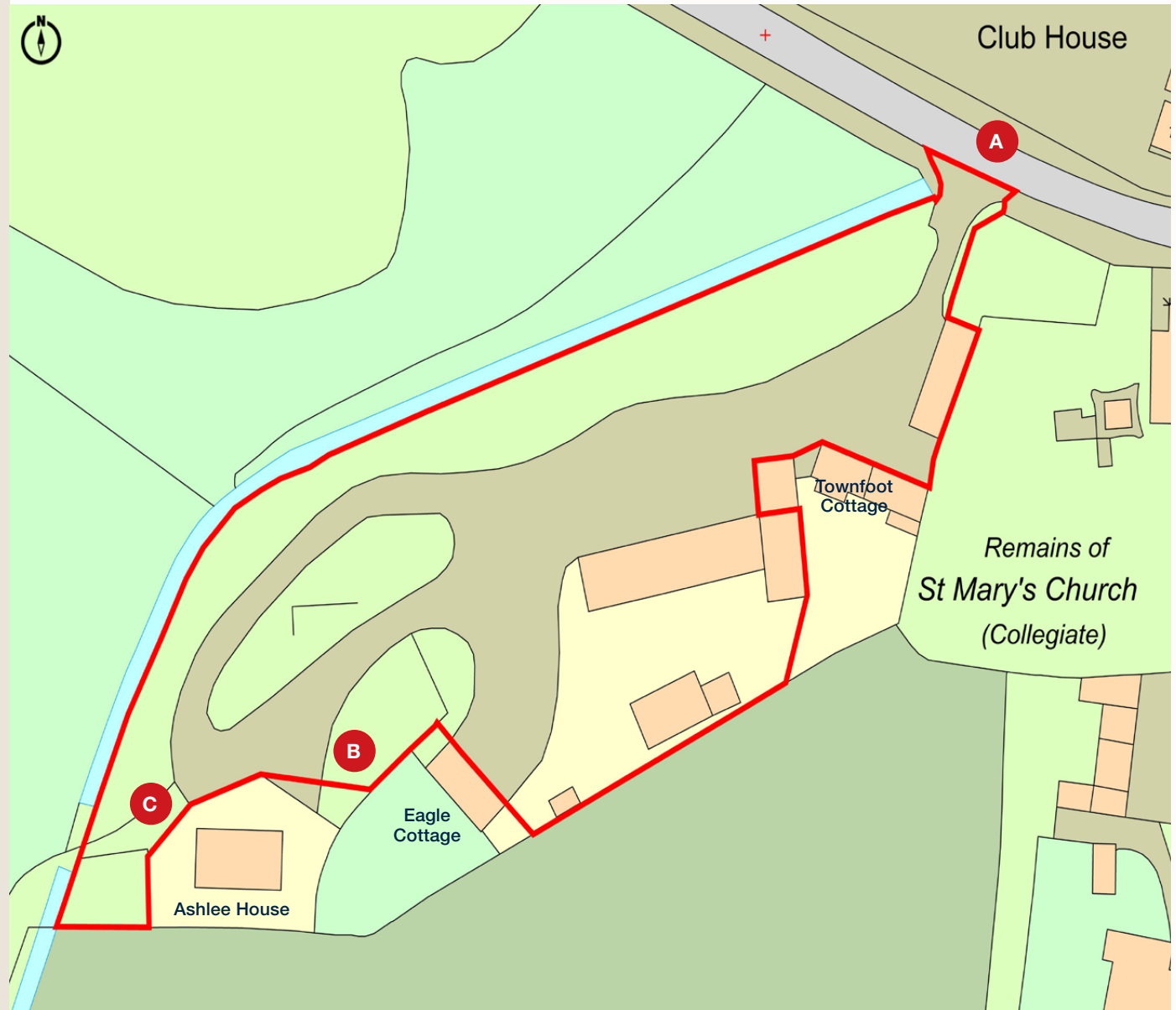
The village has a small selection of amenities including a Co-op Supermarket, Post Office, Health Centre, Pub and a number of takeaways. Nearby Lanark provides a wider selection of amenity including a number of larger supermarkets (Tesco, Morrisons and Lidl). The village is also home to Carnwath Golf Club.

The subject site is within the catchment of Carnwath Primary School. Secondary level education is provided at Biggar High School.

## DESCRIPTION

The subject site is situated on Main Street to the western boundary of Carnwath. It extends to approximately 1.7 acres (0.69 hectares) and is irregular in shape. The site is flat and comprises a number of redundant agricultural buildings and the traditionally built old estate office.

The site is bounded to the north and west by Carnwath Golf Club course and clubhouse; to the south by two residential properties and agricultural land beyond; and to the east by Carnwath Parish Church and residential homes beyond.



## PLANNING

The site sits within the Carnwath settlement boundary within the South Lanarkshire Local Development Plan 2, having previously been zoned for housing (ref: CL5147) in the last Plan.

The site previously had Planning Permission in Principle (ref: CL/13/0445) for residential development. This expired in 2017.

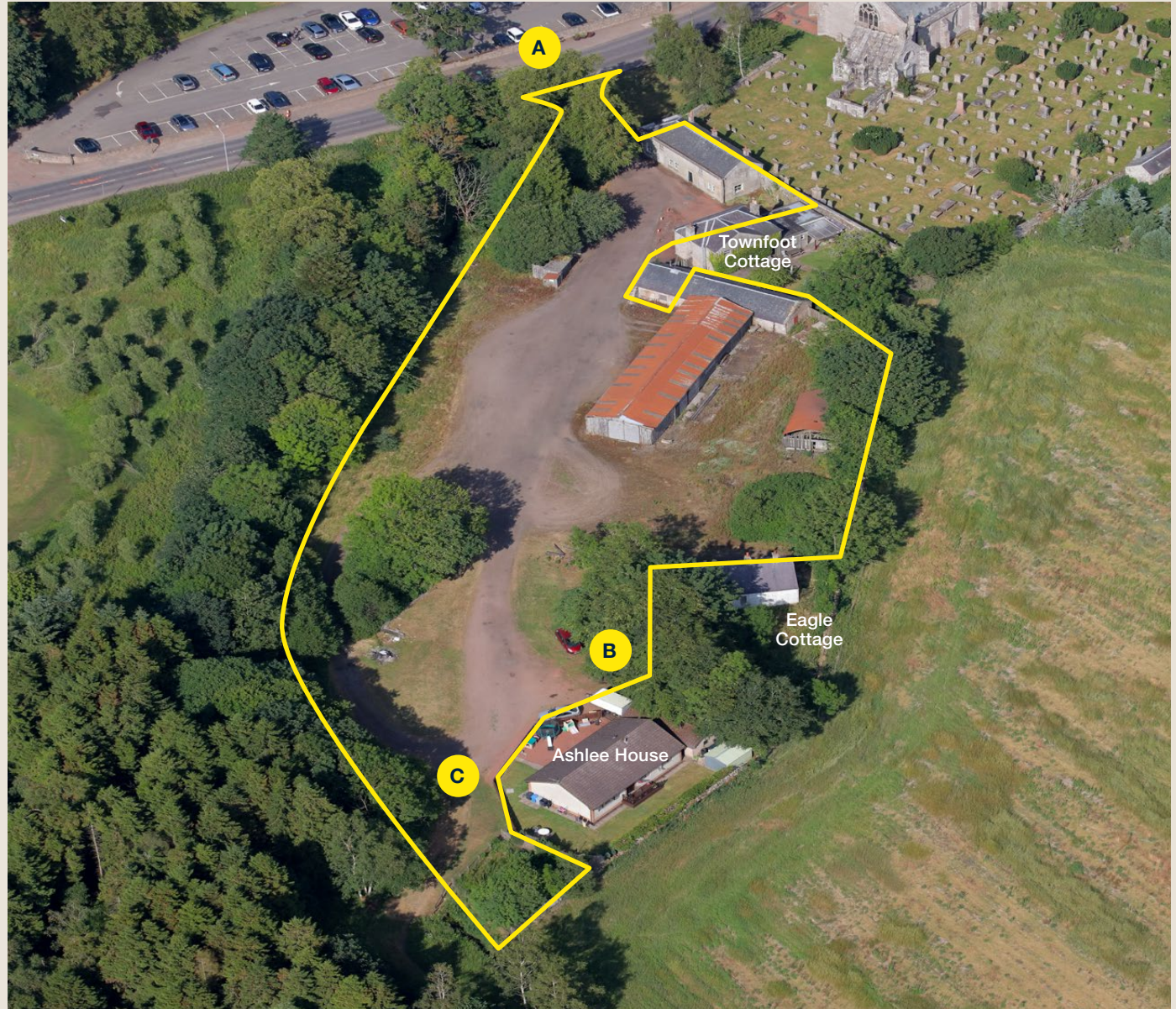
## TITLE PLAN

A title plan will be prepared for sales purposes. The boundaries shown are provided for indicative purposes and should not be relied upon. The precise boundary around Eagle Cottage is to be agreed between the parties.

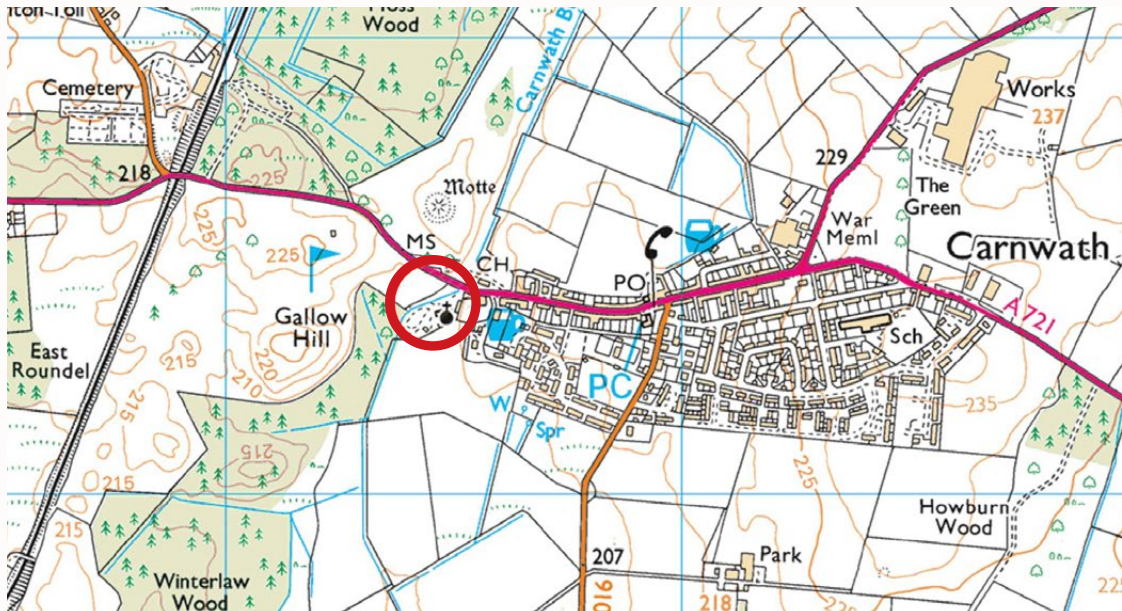
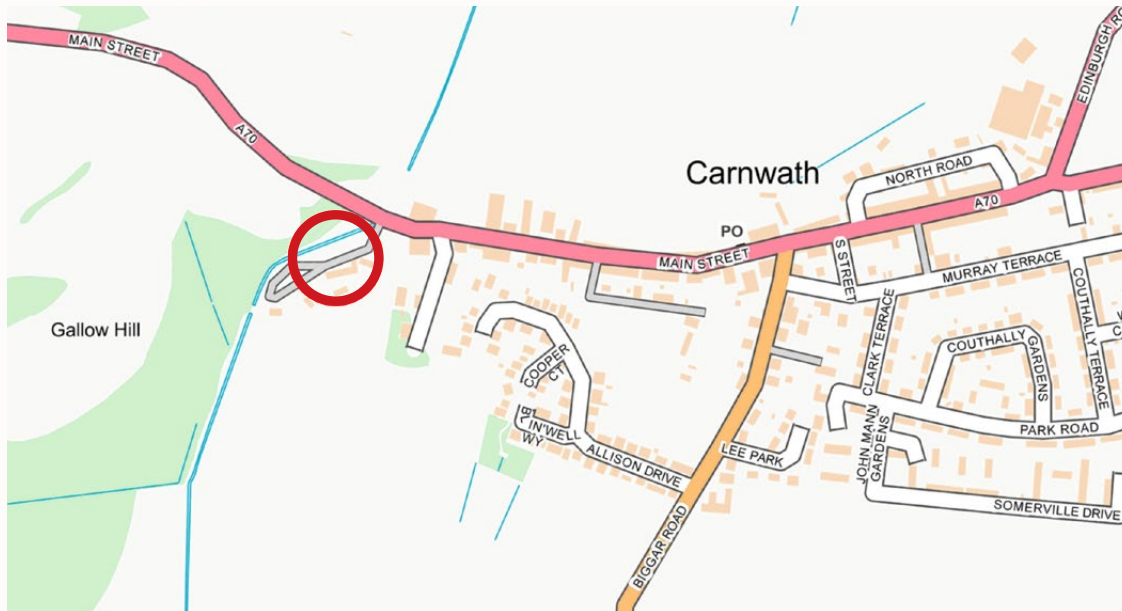
Parties should note that the registered title is being corrected following a registration error.

## RIGHTS OF WAY

The purchaser will be required to provide vehicular and pedestrian access through the site to Ashlee House over a line between points A-C on the plan to be agreed. In addition to this, access including pedestrian and vehicular, must be maintained to Townfoot Cottage, Eagle Cottage and the adjoining woodland to the west of the site and this will need to be agreed with the Seller.







## METHOD OF SALE

The Heritable Interest (Freehold) in the site is offered for sale as a whole.

Parties should note interest with Savills in the first instance. Strict timetables regarding agreed dates of entry will be observed. The owner reserves the right to sell the property without reference to any other party. Each party will be liable for their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

## CONTACT

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