



ESTATE AGENTS

83 Main Street, Lanark, ML11 8AA



ESTATE AGENTS

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Property Reference RH2273



Residence contact Chris Burt & Kelli Murphy | Viewing by appointment with Residence Hamilton

Offices at:

34 Cadzow Street, Hamilton ML3 6DG T.01698 444333  
 61-63 Main Street, Uddingston G71 7EP T.01698 444222  
 3 Bridge Street, Strathaven ML10 6AN T.01357 572222  
 18 Academy Street, Coatbridge ML5 3AU T.01236 338333

www.residenceestateagents.co.uk

E.hamilton@residenceestateagents.co.uk  
 E.uddingston@residenceestateagents.co.uk  
 E.strathaven@residenceestateagents.co.uk  
 E.airdrie@residenceestateagents.co.uk

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We believe these details to be accurate however it is not guaranteed and they do no form any part of a contract. Fixings 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.



An opportunity to acquire this sizeable building plot with planning for three contemporary detached villas within the village of Forth.

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The attached photos and architectural drawings will provide a visual aid of the current site and the two different house styles proposed.

Further information can be provided at our Hamilton office whilst the planning application can be found on the following link:

<https://publicaccess.southlanarkshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PS5L6POPK5R00>

The village of Forth has a modern sports and community centre, health centre, bowling green, a range of local shops including post office, butcher, pharmacy, bank, supermarkets, where all your everyday needs can be catered for. The larger market town of Lanark is also easily accessible, The Royal Burgh of Lanark is steeped in history and has all the required facilities and amenities, including newly built grammar school, historic 18-hole golf course and Lanark Loch, good access to the Scottish Borders and the Clyde valley.



House Type A	
Living	(4.5x6.7m) 17.0m <sup>2</sup>
Dining	(2.8x4.8m) 10.2m <sup>2</sup>
KITCHEN	(2.8x3.5m) 9.8m <sup>2</sup>
Utility	(2.8x3.2m) 9.1m <sup>2</sup>
Bathroom	(2.4x2.2m) 5.3m <sup>2</sup>
Sun Lounge	(3.1x4.8m) 18.9m <sup>2</sup>
House Type B	
Living	(4.5x6.7m) 17.0m <sup>2</sup>
Dining	(4.5x2.8m) 12.6m <sup>2</sup>
KITCHEN	(2.8x3.5m) 9.8m <sup>2</sup>
Utility	(2.8x3.2m) 9.1m <sup>2</sup>
Bathroom	(2.4x2.2m) 5.3m <sup>2</sup>
Master Bedroom	(3.4x4.1m) 14.0m <sup>2</sup>
Master Dressing Room	(3.4x2.1m) 7.1m <sup>2</sup>
Master Ensuite	(3.4x2.1m) 7.1m <sup>2</sup>
Bedroom 2	(3.0x4.5m) 13.5m <sup>2</sup>
Bedroom 3 Ensuite	(2.8x2.2m) 6.2m <sup>2</sup>
Bedroom 3	(3.3x4.8m) 15.8m <sup>2</sup>
Bedroom 4	(3.3x3.8m) 12.5m <sup>2</sup>



House Type B	
Living	(4.5x6.7m) 17.0m <sup>2</sup>
Dining	(4.5x2.8m) 12.6m <sup>2</sup>
KITCHEN	(2.8x3.5m) 9.8m <sup>2</sup>
Utility	(2.8x3.2m) 9.1m <sup>2</sup>
Bathroom	(2.4x2.2m) 5.3m <sup>2</sup>
Sun Lounge	(3.1x4.8m) 18.9m <sup>2</sup>
House Type C	
Living	(4.5x6.7m) 17.0m <sup>2</sup>
Dining	(4.5x2.8m) 12.6m <sup>2</sup>
KITCHEN	(2.8x3.5m) 9.8m <sup>2</sup>
Utility	(2.8x3.2m) 9.1m <sup>2</sup>
Bathroom	(2.4x2.2m) 5.3m <sup>2</sup>
Master Bedroom	(3.4x4.1m) 14.0m <sup>2</sup>
Master Dressing Room	(3.4x2.1m) 7.1m <sup>2</sup>
Master Ensuite	(3.4x2.1m) 7.1m <sup>2</sup>
Bedroom 2	(3.0x4.5m) 13.5m <sup>2</sup>
Bedroom 3 Ensuite	(2.8x2.2m) 6.2m <sup>2</sup>
Bedroom 3	(3.3x4.8m) 15.8m <sup>2</sup>
Bedroom 4	(3.3x3.8m) 12.5m <sup>2</sup>

