



RARE OPPORTUNITY

5 LARGE BUILDING PLOTS FOR SALE WITHIN PRESTIGIOUS RESIDENTIAL HAMLET OF GARRION BRIDGE, CLYDE VALLEY, SOUTH LANARKSHIRE

**LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT BY PLANNING
AUTHORITY (SOUTH LANARKSHIRE COUNCIL).**

OFFERS OVER £200,000 PER PLOT

CERTUS

**272 Bath Street
Glasgow, G2 4JR**

**www.certus-lpd.co.uk
M +44 (0) 7419845025
T 0141 354 7671**



SUMMARY

On behalf of the Owners of the plots, CERTUS is seeking interest in this rare opportunity to purchase a residential plot on a site allocated for housing by the Planning Authority (South Lanarkshire Council) within one of the most prestigious residential locations that South Lanarkshire offers.

Each plot benefits from road frontage onto a quiet publicly maintained cul-de-sac and backs onto open paddock which then extends to the River Clyde.

Garrion Bridge is a small hamlet built around a cul-de-sac and is therefore free from through traffic. Most of the homes within Garrion Bridge are large detached dwellings, many of which are of bespoke design. Accordingly, the plots are much larger than often offered to the market, each wide enough to accommodate a substantial detached dwelling and benefiting from a plot depth of between circa 80m to 90m.

Purchaser(s) must satisfy themselves fully regarding the availability of all necessary regulatory consents including planning and servicing required to implement their own proposals.

Plot 1 (circa 31.4m x 92.5m), Plot 2 (circa 32m x 90.5m), Plot 3 (circa 31.9m x 87.8m), Plot 4 (circa 31.9m x 87.8m) & Plot 5 (circa 36.3m x 84.7m)

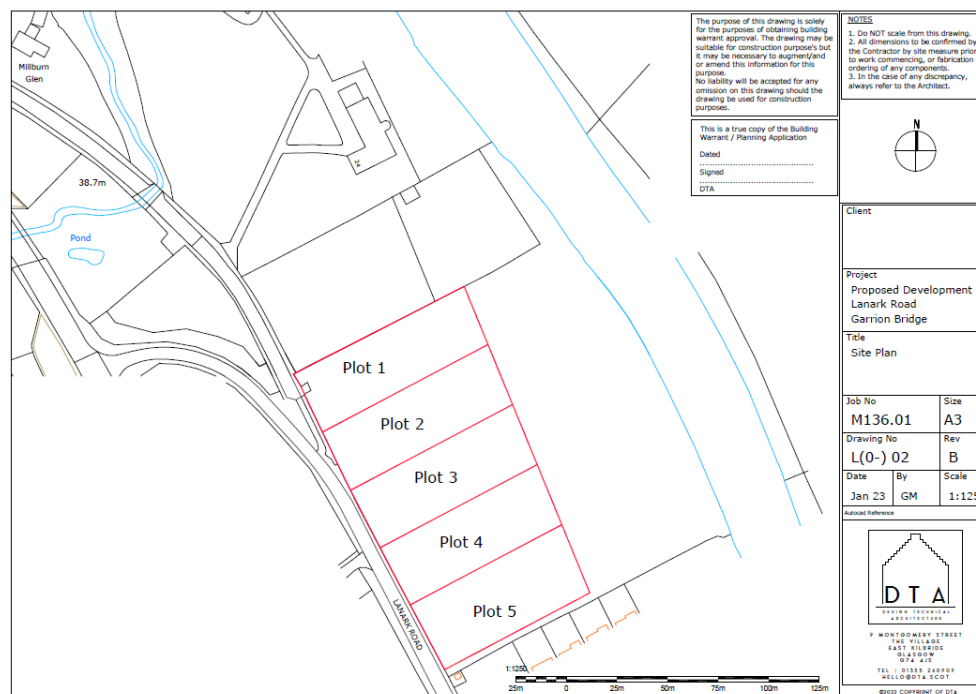
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Residential Plots – Garrion Bridge, South Lanarkshire (indicative plot boundaries)



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Residential Plots – Garrion Bridge, South Lanarkshire (aerial image of location and immediate surroundings)



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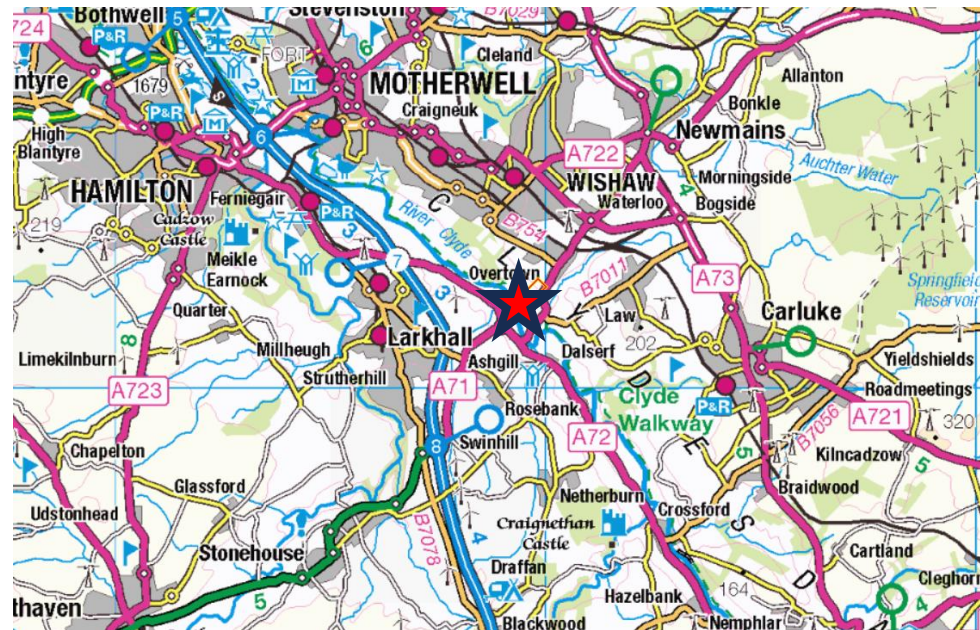
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THE SITE AND ITS CONTEXT

The plots are located within the administrative boundary of South Lanarkshire Council and sit within the admired Clyde Valley in Scotland's Central Belt, close to a number of towns such as Lanark, Hamilton, Bothwell, Larkhall, Carluke, Motherwell and the city of Glasgow.



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The plots are located approximately 18 miles southeast of Glasgow, 25 miles from Glasgow Airport and around 33 miles from Edinburgh Airport.

There are excellent transport links being close to the M74, along with good access to the M8. There are also frequent local rail connections to Glasgow and other locations at Carluke Station (circa 4 miles away) and Wishaw Station (circa 4 miles away) and a super-speed commuter link to London from Motherwell Station (circa 7 miles away).

There are a variety of schools in proximity (state and private) along with further and higher education institutions and good links by road and rail to these. Nearby Hamilton which is the main administrative centre of South Lanarkshire and the ninth largest town in Scotland offers a range of shopping, leisure and sporting opportunities including inter alia Hamilton Racecourse, Strathclyde Park, Chatelherault Park and various gyms such as the David Lloyd Club.

Also nearby is New Lanark a UNESCO World Heritage Site located close to the Falls of Clyde. There are also superb walking and cycling routes close by.

This part of South Lanarkshire provides residents with one of the best locations in the central belt to experience country living whilst being close facilities.

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TRAVEL TO THE PROPERTY

From Strathclyde Park:

Continue on the M74 towards Carlisle.

At junction 7, exit onto Lanark Rd/A72 towards Lanark. Continue to follow A72 for approximately 5 miles.

Take a left onto Lanark Road and the plots are approximately 100m thereafter on your left.

Co-ordinates:

Nearest Post Code	ML9 2FS
what3words	outcasts.pushing.glosses

VIEWING

Strictly by appointment through Certus.

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METHOD OF SALE AND MARKETING PROCESS

The plots are being offered on a subject to contract basis.

Please note that interested parties will be required to provide proof of funding prior to any negotiations being entered into.

The Owners reserve the right to sell/contract privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The plot boundaries shown within this marketing schedule are indicative and may be subject to variation.

VACANT POSSESSION

It is the intention that any of the Plots ultimately disposed of will be sold with the benefit of vacant possession in return for payment.

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FURTHER INFORMATION:

Please contact –

- + Mark McGleish of CERTUS, 272 Bath Street, Glasgow, G2 4JR
- + mark.mcgleish@certus-lpd.co.uk
- + Telephone: 07419 845025

DISCLAIMER:

These particulars are set out as a general outline only and every reasonable effort has been made to ensure that they comply with the Property Misdescriptions Act 1991. Any areas, measures or distances referred to are given as a guide only and are not necessarily precise. If such details are fundamental to a purchase or any other interest in the Property, Purchasers must rely on their own enquiries. Any images may be computer generated. Any photographs show only certain parts of the Property as they appeared at the time they were taken. Neither these particulars nor any subsequent communication by us on behalf of the vendor relative to the Property shall be binding upon clients (whether acted upon or otherwise) unless the same is incorporated within a written document signed by our clients or on behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

Particulars Prepared 22/11/2023 (amended 13.12.2023)

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