
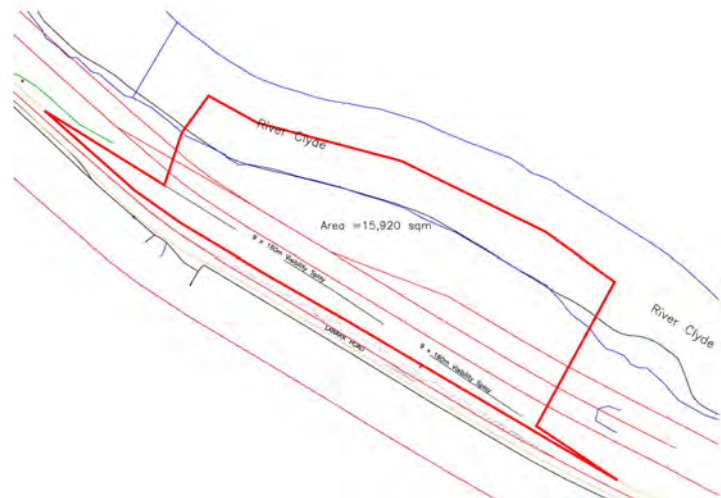




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0141 337 7575  @Allied_Scotland
www.alliedsurveyorsscotland.com



FOR SALE

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Lanark Road, Garrion Bridge, Larkhall

- ✔ Site extends to 1.16 ha (2.86 acres)
 - ✔ 160 m road frontage
 - ✔ Fronts onto the River Clyde
- ✔ Situated towards the western end of the Clyde Valley Tourist Route
 - ✔ Suitable for a variety of uses

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LOCATION

The site is situated on Lanark Road (A72) forming part of the Clyde Valley Tourist Route between Larkhall and Lanark, in South Lanarkshire. It lies approximately 1 mile to the east of Junction 7 of the M74, the principal trunk road between Scotland and England and similarly from Garrion Bridge which provides connections to towns including Lanark, Wishaw, and Carluke.

DESCRIPTION

The site is irregular in shape sloping easterly towards the River Clyde. Due to agricultural works, the site levels have been raised in recent years and an entrance has been formed. The shell of a 440 sq m agricultural building has been constructed on site, although a recent planning consent has been granted to allow it to be extended to 1,000 sq m (P/22/0294).

The site extends to 1.16ha (2.86 acres) with a road frontage of 160 m. The title also extends to the mid-point of the river creating further development potential. Additional land can be offered should this be necessary.

The front page illustration shows how a Visitor Centre could sit on the site. This has been provided for guidance purposes only and would be subject to obtaining formal planning consent.

OPPORTUNITIES

This is expected to be the last commercial site available on the Clyde Valley Tourist Route between Larkhall and Lanark. It is exceptionally well positioned at the northern end of the route to attract business lying just off the M74 with traffic flow peaking at 4,500 cars on a Sunday. Possible uses of the site include:

- Distillery
- Garden and Gift Centre
- Wedding Venue
- Petting Farm
- Holiday Park
- Commercial Yard with Private Residence
- Industrial Facility
- Alternative Agricultural Use

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

Gregor Hinks BSc MRICS | Tel. 0141 337 7575
gregor.hinks@alliedsurveyorsscotland.com

Grant Strang MA (Hons) MRICS | Tel. 0141 337 7575
grant.strang@alliedsurveyorsscotland.com

PLANNING

Our client continues to have ongoing dialogue with South Lanarkshire Council Planning in relation to this site. They are willing to work with the successful bidder to secure whatever consent is necessary subject to agreeing satisfactory terms. The planning history can be viewed online at:

<https://publicaccess.southlanarkshire.gov.uk/online-applications>

A technical pack can be provided on request.

PRICE

Our client is seeking offers. Any offer must, however, include detailed information on the proposed development, funding arrangements and a business plan, if appropriate.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

