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ESTATE AGENTS

OFFERS OVER

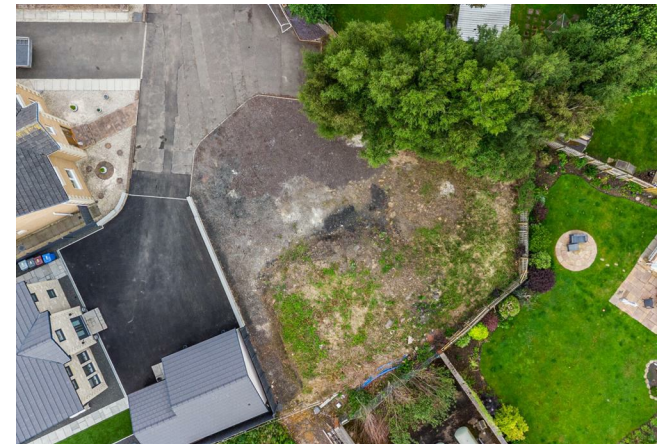
£57,000

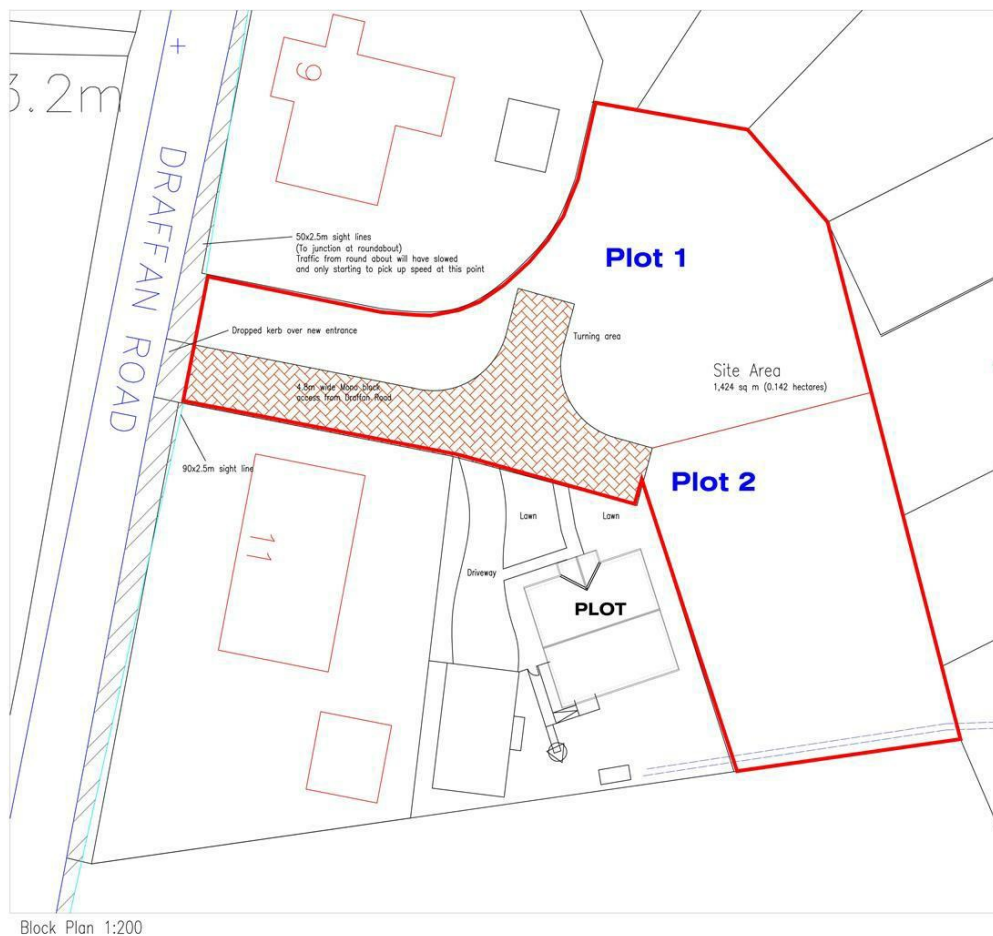
Draffan Gardens
Netherburn, ML9 3FA

PROPERTY SUMMARY

Spacious building plot located on the periphery of the rural village of Netherburn overlooking picturesque South Lanarkshire countryside and the Dalsurf Burn. The well-proportioned, level plot extending to circa 540sqm is situated within a small, exclusive development of only two existing properties. Services are situated at the entrance to the small enclave and the road leading from Draffan Road is owned equally between the three plots. Outline planning was obtained in 2015 and can be viewed via the South Lanarkshire portal with the following reference - HM/14/0546

Netherburn is a pretty semi-rural village which has amenities expected of a small village including a well-regarded nursery and primary school. A broader selection of amenities can be found in nearby Stonehouse and Larkhall. The towns of Strathaven, Hamilton, and Motherwell have a more comprehensive range of shopping and recreational facilities. For those who commute Netherburn is conveniently located close by to the M74 providing access to the road network throughout the central belt.





NOTES:
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Do not scale from this drawing. All scaling dimensions to be checked on site prior to construction of works or manufacturing of components.
Any discrepancies to be brought to the attention of the architect.



Location Plan 1:1250

SOUTH LANARKSHIRE COUNCIL
Town & Country Planning (Scotland) Acts
APPROVED
IN TERMS OF CONSENT OF
3 Feb 2015
Michael McGlynn
Head of Planning and Building Standards
Services



REV.	AMENDMENT	BY	DATE
1	Architectural Project Management		
2	CDM Co-ordinators/Energy Consultants		

James Baird Architecture
Laureate House
Rosa Cottage Drive
Farnley,
Hamilton
ML3 7WR
Telephone: 01696 284665
Mobile no.: 07771577770
Email: jimb@ba-architecture.co.uk

PROJECT:
Proposed New House & garage
at
Draffan Road, Netherburn for
Mr & Mrs R. Armstrong

DRAWING:
Proposed Block & Location Plans

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
as noted	Nov. '14	JB	-

JOB NO:	DATE:	REV:	DATE:
137	100	-	A2

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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