



AB Properties



Plot Mousebank Road

Lanark, ML11 7TD

Offers over £155,000

A rare self build opportunity in one of Lanark's finest addresses with breathtaking views over the countryside.

The plot offers a great degree of privacy and is situated on an elevated position measuring approximately 2800m². Planning permission has been granted for a bespoke 4 bedroom detached bungalow and separate detached garage. Services are available on site.

Full details can be found by visiting the South Lanarkshire Council website and using planning reference P/22/1096 and the appeal decision can be found by using the following link -

<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=123725&T=3>

Mousebank Road is in a much sought after residential area and is within easy walking distance of the town centre which offers a wide range of shopping, bars and restaurants, a sports complex, health centre and doctor's surgery. Lanark is surrounded by open countryside affording beautiful walks, whilst nestled nearby is the renowned New Lanark World Heritage Centre. Additionally Lanark boasts being home to the oldest inland Golf Course in the World. For those commuting Lanark has both rail and bus links located in the centre of the town making for an easily accessible commute for those travelling to Glasgow. Lanark is a 40 minute drive to Glasgow, Edinburgh, Stirlingshire and the Borders. In respect of education Lanark has a number of Nursery establishments, four primary schools and a large modern Grammar School.

Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



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