

Significant mixed use development site within commuting distance of Glasgow



FORMER LAW HOSPITAL SITE, CARLUKE, SOUTH LANARKSHIRE



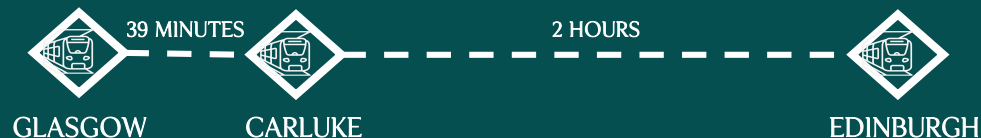
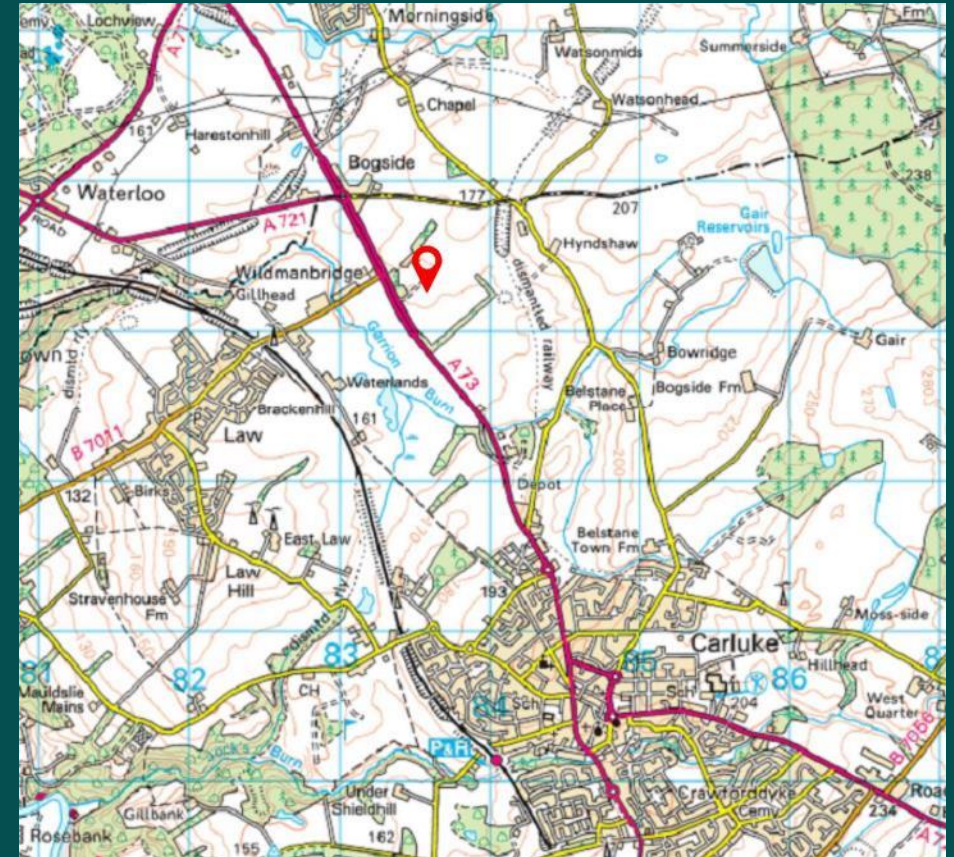
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LOCATION

The property is located within South Lanarkshire, approximately one mile to the north east of the village of Law, two miles north of Carluke, and three miles south of Wishaw. The site is located within a primarily rural setting to the immediate east of the A73. To the north west of the site is Law House, the former maternity ward for the hospital, now adapted for use as administrative offices for the NHS Board. The remainder of the site is surrounded by open farm land.

The neighbouring village of Law has a busy high street with a number of local retailers and restaurants, as well as a Co-op supermarket. Further amenities can be found in the popular commuter town of Carluke, which also has Tesco and Aldi supermarkets. Located in the heart of the Clyde Valley, the site is surrounded by beautiful countryside with an extensive range of outdoor pursuits available close by, including fishing, golf, tennis, walking and cycling. The area has a number of primary and secondary schools, with the nearby Hamilton College offering a local independent option. There is a wider choice of independent fee paying schools available in Glasgow.

Carluke lies within easy commuting distance of Glasgow and Hamilton, with the A73 connecting to the M8 (Junction 6) some 10.3 km (6.4 miles) to the north and the M74 also close by. The town benefits from a railway station providing regular services to Glasgow, Edinburgh and Beyond. There are also a number of local bus services.



DESCRIPTION & PLANNING POLICY

Description

The rectangular site, which measures some 31.23 hectares (77.17 acres), is the former location of Law Hospital, which opened in 1939 and comprised primarily of prefabricated, single storey buildings. A modern maternity unit was constructed on site in c.1992, and this is now the offices of NHS Lanarkshire. Services at Law Hospital were transferred to the new general hospital at Wishaw in 2001, following which all the buildings at Law, with the exception of the maternity unit, were demolished. The maternity units and adjacent car park do not form part of the sale. In total, we understand that 83 redundant buildings were demolished, and the site levelled and graded, in preparation for the development of a new residential village.

The site is neither in a conservation area, nor does it contain any Listed buildings.

Planning Policy

Planning policy is contained by the South Lanarkshire Local Development Plan, adopted 28th June 2015. The Proposals Map identifies the subject property as being a 2014 Housing Land Supply Site. South Lanarkshire Council are currently in the latter stages of preparing a new Local Development Plan, the South Lanarkshire Local Development Plan 2 (LDP2) which will replace the current adopted LDP. Within the proposed LDP2, Law Hospital is identified as both a Housing and a Development Priority Site, for residential and employment generating uses.



Law Hospital, Carluke

PHASES



Phase outlines are for indication purposes only and may be subject to minor amendment

PHASES AND PLANNING

Planning

The site previously benefitted from planning permission for a mixed use development comprising of 500 residential units, business and local shopping facility with associated roadworks, landscaping and open space (Reference CL/06/0786). Planning permission was granted in February 2007, but was never activated and has subsequently expired.

The vendor is in the process of submitting an outline planning application (including a masterplan) for the wider site. It is expected that successful bidders will then obtain detailed planning consents for the individual phases.

A full scope of remediation work will be undertaken by the vendor and details of these are available upon request.

Phases

Phase	Area (Hectares)	Area (Acres)
Phase 1	7.46	18.43
Phase 2	3.51	8.67
Phase 3	4.17	10.30
Phase 4	4.83	11.93
Phase 5	4.13	10.20
Total	24.1	59.55

Phase outlines are for indication purposes only and may be subject to minor amendment



ADDITIONAL INFORMATION

Vacant Possession

The property is sold with the benefit of vacant possession

VAT

The property is elected for VAT.

Inspection

Strictly by appointment through Knight Frank

Financial Guarantee/Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Law Hospital, Carluke

CONTACTS



Proposal

The vendor invites offers on individual phases, or on the entire site. Offers may be subject to detailed planning for the individual phases. Parties should note interest with Knight Frank in order to be kept informed of any closing date set and to receive any further information.

The vendor reserves the right to sell the property without reference to any other party.

James Stewart-Lockhart

James.stewart-lockhart@knightfrank.com

T +44 131 322 3455

M +44 7976 658 086

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