



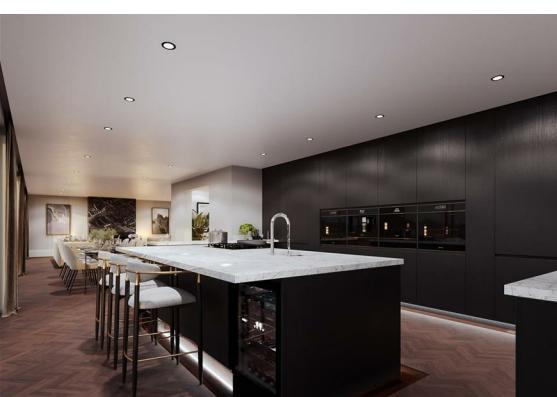
AB Properties



Site Hawksland Greenrig Road  
Lesmahagow, Lanark, ML11 9QB

Fixed Price £500,000







A unique opportunity to acquire this luxurious site surrounded by breathtaking views of the surrounding countryside in Hawksland.

**Key Features:**

- Full Planning Permission
- Serviced with Mains Water, Grid Electricity and Private Waste Water System.
- Planning Reference Number – P/20/0896
- Rural Location surrounded by Stunning Views of the surrounding countryside

Each plot has full planning permission in place for a two storey detached family home, and would appeal to a buyer looking for a quieter lifestyle nestled within agricultural fields and coniferous woodland. This exclusive site has been serviced with mains water, grid electricity and private waste water system.

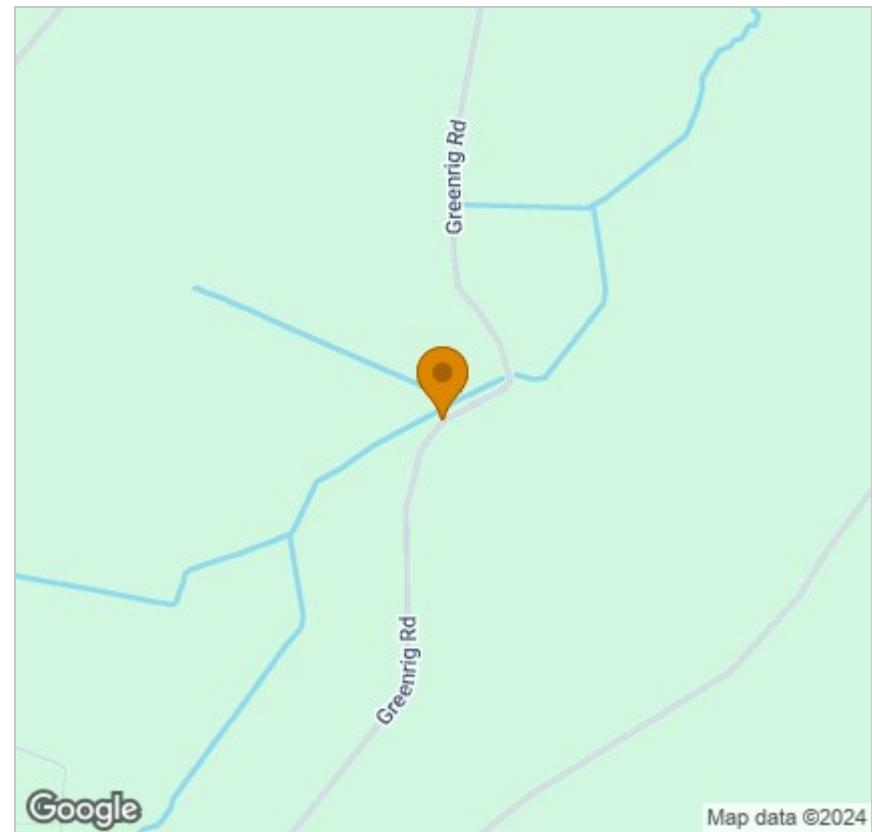
The planning reference for the site is P/20/0896, the associated documents can be viewed on the South Lanarkshire Council Planning Portal ( link below).

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

**Location:**

Hawksland is situated in a semi rural location around 3 miles to Lesmahagow and 4 miles to the market town of Lanark. The property is set in a secluded yet accessible location being only 4 miles from the closest access point to the M74 at junction 10.

Lesmahagow also benefits from a Tesco Supermarket with a petrol station and the village centre offers a bank, cafes and a variety of local amenities. There are two primary schools and a High School which hosts sports facilities with a multi-purpose sports and leisure centre.



## Energy Efficiency Graph

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| Scotland                                    |          | EU Directive 2002/91/EC |           |

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

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.