



53 Lanark Road

Crossford, Carlisle, ML8 5RE

Offers over £149,995

Development opportunity set within a prime position on Lanark Road in the sought-after village of Crossford.

The site currently comprises a derelict building and previously benefited from planning permission for the development of six apartments. Although the planning has now lapsed, it demonstrates clear potential for redevelopment, subject to the necessary consents.

The site extends to approximately 932 square metres and benefits from services on site, providing a strong foundation for future development.

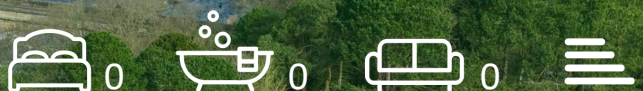
Planning permission South Lanarkshire Council Planning reference - P/19/0174

Crossford is a highly desirable semi-rural village, well regarded for its scenic surroundings and excellent commuter links, making this an attractive prospect for developers looking to create a residential scheme in a popular location.

This is a fantastic opportunity to acquire a site with proven development potential in a strong residential area.

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

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



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