

FOR SALE

Development Opportunity

Site Area Approximately 9.24 Acres
(3.74 Ha)

Oven Ready Residential
Development Site

Full Planning Consent Approved
For 29 Detached Private Houses

Site A – Phase 1 Of A Wider
Development Plan (Site B To
Follow Which Includes A Further
17 Units)

Offers Invited



[CLICK HERE FOR LOCATION!](#)



SITE A, THE PLEASANCE, BYRETOWN ROAD, KIRKFIELD BANK, LANARK, SOUTH LANARKSHIRE, ML11 9TG

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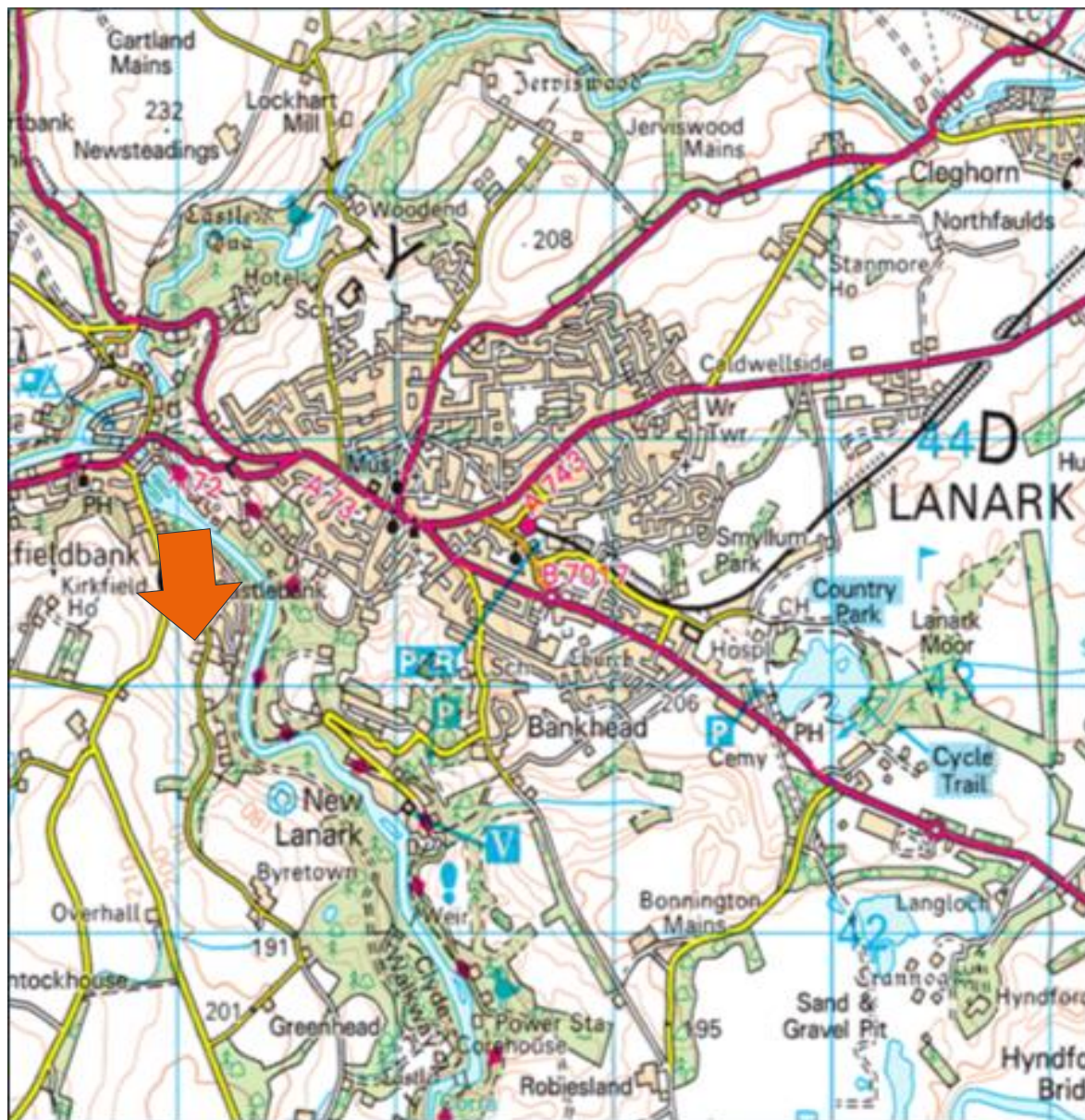


**Whyte
&Barrie**



Location

SITE A, THE PLEASANCE, BYRETOWN ROAD, KIRKFIELDBANK, LANARK,
SOUTH LANARKSHIRE, ML11 9TG



Kirkfieldbank is small town located within the South Lanarkshire council area. Kirkfieldbank is located approximately 1.5 miles from the town centre of Lanark, which acts as the main administration and retailing hub for the local area.

The site consists of agricultural land, located between Kirkfield Road and Byretown Road. The land rises from Byretown Road to the south and west towards Kirkfield Road. The northernmost tip of the site contains a pocket of woodland and trees line the eastern boundary with Byretown Road. The remainder of the site is bounded by mature hedging. Open countryside stretches to the south and west of the site with housing developments located on the opposite side of Byretown Road. There is an existing 2m wide footpath along the frontage of this land which terminates just before the junction of Byretown Road and Kirkfield Road.

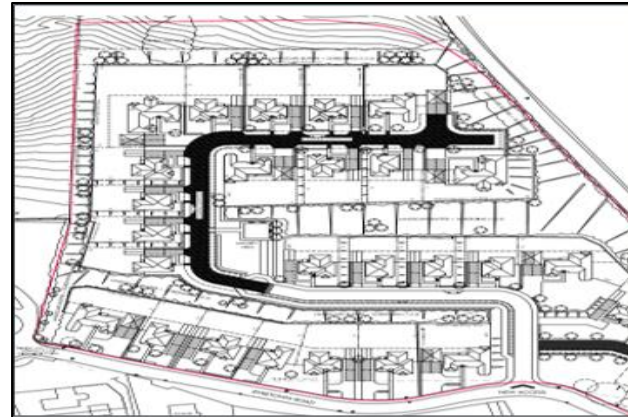
The surrounding area is a mixture of agricultural greenfield land, a former Garden Centre and associated buildings together with residential properties..

The site benefits from nearby access to the A72 which links to the M77. The M77 links to major motorway networks throughout Scotland as well as the South. Public transport rail and bus links are located within the town of Lanark to the North East, providing direct access to both Glasgow and Edinburgh.



Description

SITE A, THE PLEASANCE, BYRETOWN ROAD, KIRKFIELDBANK, LANARK,
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The subjects comprise of a greenfield site, which is fairly regular in shape, located within the small town of Kirkfieldbank.

Site A is bound to the East by Byretown Road with Kirkfield Road bounding the site to the West. Site A forms part of a larger approved scheme, consisting of 2 phases and 46 dwellings. Site A being Phase 1 with Site B providing a further 17 units.

Site A & Site B both benefit from planning permission in full, for the development of 29 & 17 detached single storey residential dwellings with associated greenspace and parking. There are 5 different house types contained within the current planning permission, with further details provided within the adjacent accommodation schedule.

The total site area, extends to approximately:

Site A: 9.24 Acres (3.74 Hectares) or thereby.

Site B: 5.81 Acres (2.35 Hectares) or thereby



SALE PRICE

Our client is inviting offers for the heritable interest of the subjects.

PLANNING

On the 3rd of October 2019, full planning permission was granted for the development of 46 dwellings (Site A and Site B) at the Pleasance, Byretown Road, Kirkfieldbank, Lanark.

Further details and information can be found by clicking [here](#) and reviewing planning information on South Lanarkshire Planning portal.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

ACCOMMODATION SCHEDULE

TYPE	DESCRIPTION	AREA	No. UNITS	Parking
G	GARRION - 4 BED DETACHED	210.7 sqm / 2267 sqft	3	3
C	CARTLAND - 4 BED DETACHED	152.6 sqm / 1642 sqft	5	3
O	OWEN - 3 BED DETACHED	111.6 sqm / 1200 sqft	12	2
N	NEWLAND - 3 BED DETACHED	100.0 sqm / 1076 sqft	1	2
S	SIMPSON - 3 BED DETACHED	91.0 sqm / 979.5 sqft	8	2
TOTAL		3562.3 sqm / 38,344 sqft	29	

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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