

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

RURAL DEVELOPMENT OPPORTUNITY

TO CONVERT AND DEMOLISH STEADING

TO NEW DEVELOPMENT

WITH FULL PLANNING PERMISSION FOR

ONE CONVERSION AND FOUR NEW BUILDS

AT

GREENSHIELDHOUSE, CARNWATH

SOUTH LANARKSHIRE

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLEN, LANARK, ML11 9AX

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Selling Agents:

Lawrie & Symington Limited
Lanark Agricultural Centre
Muirglen, Lanark
ML11 9AX
Tel: 01555 662281

Solicitors:

Criggie Eager & Baker
30 Broomgate
Lanark
ML11 9EE

Proprietors:

Mr & Mrs J Moffat
Acacia
Carnwath, Lanark
ML11 8LH

Directions:

From Carnwath, take the A70 signposted Edinburgh, continue taking the first road on the left, signposted Auchengray and Woolfords. The property is on your right.

Situation:

The subjects are situated three miles North of Carnwath, all within the Parish of Carnwath, District of South Lanarkshire. The subjects occupy a pleasant rural location.

Carnwath provides local shopping, banking and leisure facilities. An extensive range of shops, supermarkets and retail parks are situated in the nearby towns of Lanark and Livingston. Primary education is provided in Auchengray and Carnwath, with secondary education in Biggar. The subjects are situated in easy commuting distance to Edinburgh.

Planning Consent:

Planning consent has been granted for the conversion of former stable along with the demolition of the remainder of the farm steading and the erection of four one and a half storey dwellings. A copy of the Planning Consent CL/13/0078 along with the conditions are included in this package.

Unit 5 (Conversion):

Ground floor – lounge; family room; dining/kitchen; bedroom; shower room & wc.

Upper floor – two bedrooms; bathroom and loft area.

New Builds:**Unit 1:**

Ground floor – lounge; bedroom with en-suite; kitchen and shower room.

Upper floor – two bedrooms and bathroom.

Unit 2:

Ground floor – lounge; bedroom with en-suite; study; kitchen and shower room.

Upper floor – two bedrooms, one with en-suite; playroom and bathroom.

Unit 3:

Ground floor – lounge; dining/kitchen; bedroom with en-suite; bedroom and shower room.

Upper floor – Bedroom with en-suite; bedroom; playroom and bathroom.

Unit 4:

Ground floor – lounge; bedroom with en-suite; dining/kitchen; study and shower room.

Upper floor – bedroom with en-suite; bedroom; playroom and bathroom.

Plans:

A reduced set of plans are enclosed. Full sets of plans are available for inspection.

Services:

The subjects have mains water supply and mains power supply.

Deposit:

The purchaser shall within five days of acceptance of their offer, make payment of a sum equal to 10% of the purchase price. The balance payable at date of entry.

Inspection:

Inspection of the subjects are strictly by appointment only on telephoning the Sole Selling Agents, Lawrie & Symington Limited, Lanark. Tel: 01555 662281.

Offers:

All interested parties should notify their interest with the Sole Selling Agents, Lawrie & Symington Limited, so that they may be notified of a closing date for offers. Tel: 01555 662281.

Note:

The seller is not bound to accept the highest or any offer.

The foregoing particulars whilst believed to be correct are in no way guaranteed and offerers shall be held to have satisfied themselves in all respects.

Any error or omission shall not annul the sale of the property, or entitle any party to compensation, nor in any circumstances give ground for action at Law.