

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

SHERIFFLATS ROAD

THANKERTON, SOUTH LANARKSHIRE

BUILDING PLOTS

WITH CONDITIONAL PLANNING PERMISSION

TO ERECT TWO DWELLING HOUSES

WITHIN PLEASANT RURAL VILLAGE.

LAWRIE & SYMINGTON LIMITED, LANARK AGRICULTURAL CENTRE, MUIRGLEN, LANARK, ML11 9AX
TEL : 01555 662281 FAX: 01555 665638/665100
EMAIL: property@lawrie-and-symington.com WEB SITE: www.lawrie-and-symington.com

Proprietor:

Mr Robert Smellie
40 Station Road
Thankerton
Biggar, ML12

Selling Agents:

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

Solicitors:

Criggies
30 Broomgate
Lanark, ML11 0EE

Directions:

From Lanark take the A73 signposted Carlisle. Turn left into the village of Thankerton, continue along Sheriff flats Road the plots are on the left hand side at the junction of Boat Road.

Situation:

The plots are situated at the junction of Sheriff flats Road and Boat Road, Thankerton. Thankerton is equidistant from Biggar and Lanark.

Description:

Plot of land with conditional planning permission to erect two individual dwelling houses, not exceeding one and a three quarter storeys in height.

Planning Brief:

A copy of the approved planning consent and conditions (reference CL/07/0547), along with the approved plan, are included in this pack. Any future planning application should be submitted for the whole site.

Railway Report:

A report on railway noise and vibration has been undertaken by Charlie Fleming Associates which concludes that there is no need to introduce noise or vibration

control features into the design of the houses on the site. A copy of this report is available for inspection at the offices of Lawrie & Symington.

Entry:

Vacant possession will be given to the subjects at a date to be mutually agreed.

Title Deeds:

The title deeds are available for inspection at the offices of Lawrie & Symington Limited.

Inspection:

Inspection of the subjects are strictly by appointment only on telephoning the Sole Selling Agents, Lawrie & Symington Limited, Lanark Agricultural Centre, Muirglen, Lanark, ML11 9AX. Tel: 01555 662281.

Payment:

It is a condition of the sale that the successful offerer(s) submits a 10% deposit to the Selling Agents within 14 days of acceptance of the initial offer. Should this not happen the sale will be deemed as void and the Selling Agents will accept the next highest offer for the plots. The balance payable at the date of entry.

Offers:

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

Note:

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 circumstance give ground for action at Law.