

**LAWRIE  
&  
SYMINGTON**



LIVESTOCK AUCTIONEERS, VALUERS  
& ESTATE AGENTS

***RURAL DEVELOPMENT OPPORTUNITY***

***TO***

***CONVERT FARMHOUSE AND STEADING***

***TO***

***COURTYARD DEVELOPMENT***

***WITH FULL PLANNING PERMISSION FOR***

***FIVE DWELLINGS WITH ELEVATED SITUATION***

***OVERLOOKING THE RIVER CLYDE***

***AT***

***HOWFORD, HYNDFORD BRIDGE***

***LANARK.***

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

TEL: 01555 662281 FAX: 01555 665638/665100

EMAIL: [property@lawrie-and-symington.com](mailto:property@lawrie-and-symington.com) WEB SITE: [www.lawrie-and-symington.com](http://www.lawrie-and-symington.com)

**Selling Agents:**

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

**Solicitors:**

*McLay Murray & Spens  
1 George Square  
Glasgow  
G2 1AL  
Tel: 0141 248 5011*

**Proprietor:**

*Mr J C McLaren  
Cairnie Farm  
Whitburn  
Bathgate  
EH47 9AL*

**Directions:**

*From Lanark take the A73 signposted Carlisle to Hyndford Bridge. Once over the bridge turn right signposted Ayr. Howford is on the left about one third of a mile on.*

**Situation:**

*The subjects are situated on the south bank of the River Clyde adjacent to the A70 approximately three miles south of Lanark. All within the Parish of Carmichael, District of South Lanarkshire. The subjects occupy a pleasant elevated rural location with open views over the Clyde Valley and surrounding countryside.*

*Lanark provides a range of services including medical, banking, commercial and recreational. An extensive range of shops, supermarkets and retail outlets are located in Lanark and the nearby town of Hamilton. Primary education is provided at nearby Carmichael with secondary education provided in Lanark. The subjects are conveniently situated within two miles of Lanark and within*

*seven miles of the M74, also within easy commuting distance of Glasgow and Edinburgh. The international airports of Edinburgh, Glasgow and Prestwick are less than an hours drive by car. Lanark is served by a good public transport link to Glasgow by both bus and train.*

**Planning Consent:**

*Planning consent has been granted for the conversion of traditional stone farm steading to form four residential units along with alteration to the existing farmhouse. A copy of the planning consent (CL/10/0359) along with the conditions are included in this package.*

**Unit 1:**

*Ground Floor – lounge, dining room, bathroom and dining kitchen.*

*First Floor – three bedrooms (one with en-suite) and bathroom.*

**Unit 2:**

*Ground Floor – lounge, three bedrooms (one with en-suite), bathroom and kitchen.*

**Unit 3:**

*Ground Floor – lounge, three bedrooms (one with en-suite), bathroom and kitchen.*

**Unit 4:**

*Ground Floor – lounge, kitchen and bathroom.*

*First Floor – two bedrooms and bathroom.*

**Unit 5:**

*Ground Floor – lounge/dining area, bedroom, kitchen and bathroom.*

*First Floor – two bedrooms and bathroom.*

**Plans:**

*A reduced set of plans are enclosed. Full sets of plans are available on request.*

**Ground:**

*The outline of the boundary of the site is shown in Red within the plans.*

**Services:**

*The subjects have mains water supply and mains power supply.*

**Entry:**

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

**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.*

**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.*

**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.*