

LAWRIE & SYMINGTON



LIVESTOCK AUCTIONEERS, VALUERS
& ESTATE AGENTS

***SHERIFFLATS ROAD
THANKERTON***

***Building Plots with
Conditional Planning Permission to erect
Two Dwellinghouses within
Pleasant Rural Village***

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

TEL: 01555-662281 FAX: 01555-665638 / 665100

EMAIL: property@lawrieandsymington.com WEB SITE: www.lawrieandsymington.com

Proprietors:

Mr Robert Smellie
40 Station Road
Thankerton
Biggar
ML12

Solicitors:

Criggies
30 Broomgate
Lanark
ML11 9EE

Selling Agents:

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

Directions:

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

Situation:

The plots are situated at the junction of Sherifflats 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 can be requested from the Selling Agents. 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 Associated 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 Ltd.

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 Ltd

Offers:

All interested parties should notify their interest with the Sole Selling Agents, Lawrie & Symington Ltd so that they may be notified of a Closing Date for offers. UK-wide Anti Money Laundering Regulations (implementing the 4th EU Directive) We are required by Law to verify the identity of anyone who will submit an offer. Verification check must be complete before any Offer can be considered.

Note:

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

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 offerors 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.