



Galbraith

DEVELOPMENT PLOT AT UPPER CORRA FARM

LANARK

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Development Plot at Upper Corra Farm with planning permission

Lanark 4.5 miles ■ Lesmahagow 4.3 miles ■ Glasgow 30.1 miles

Acreage 0.32 Hectares (0.79 Acres)

- Attractive development plot
- Detailed planning permission for a single dwelling
- Serviced by mains water & electricity
- Additional adjoining land may be available by separate negotiation

FOR SALE AS A WHOLE

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 OnTheMarket





SITUATION

The Development Plot at Upper Corra Farm is located in a rural position between the towns of Lanark and Lesmahagow, both situated approx. 4.5 miles from the plot. The property sits approximately 30 miles south of Glasgow City Centre with the M74 Junction 10 only 5 miles to the west. The town of Lanark provides a wide range of facilities including supermarkets, banks, national retailers, financial services and leisure facilities. Locally there is a range of educational facilities with Kirkfieldbank Primary School and St Marys offering primary schooling with secondary educations available at Lanark Grammar School, St Aidans High School and Lesmahagow High School.

Nearby Lanark Train Station (5 miles) runs regular direct trains to Glasgow City Centre and Edinburgh in under 1hr making Lanark very accessible for commuters.

DESCRIPTION

The site comprises an attractive plot extending to approximately 0.32 Ha (0.79 Acres) set within a rural yet accessible area. The plot is bound by post and wire rylock fencing and is accessed directly from the unclassified public road via a private gravelled drive. The plot at Upper Corra Farm benefits from being serviced by mains supply of water and electricity.

PLANNING

The plot benefits from detailed planning permission for the erection of a detached dwellinghouse and associated works granted by South Lanarkshire Council on 1 November 2024 under planning ref: P/24/0885.

The approved design is for an impressive, detached dwelling, extending to some 253.38 sqm with spacious family accommodation over 2 floors. The ground floor includes a large open plan kitchen - diner with access direct to a utility and w/c. The diner, dining room and lounge sit on the northern side of the property benefitting from view across the adjoining fields. The ground floor also provides for a double bedroom with en-suite.

The ground floor hallway provides a staircase to the first floor where there is a significant master bedroom featuring a Juliette balcony with a private dressing room and en-suite bathroom as well as two further double bedrooms and a spacious family bathroom. The landing on the first floor also includes ample space for a reading/study area, making use of the daylight from the large landing window.

The plot is extensive and provides parking for a number of vehicles and a large garden.

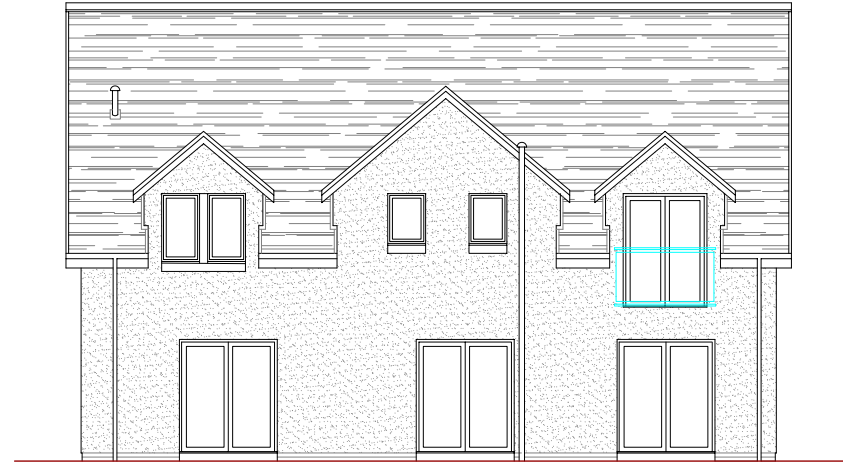
Note: It is the purchaser's responsibility to ensure that all planning conditions are met.

DEVELOPMENT CLAWBACK

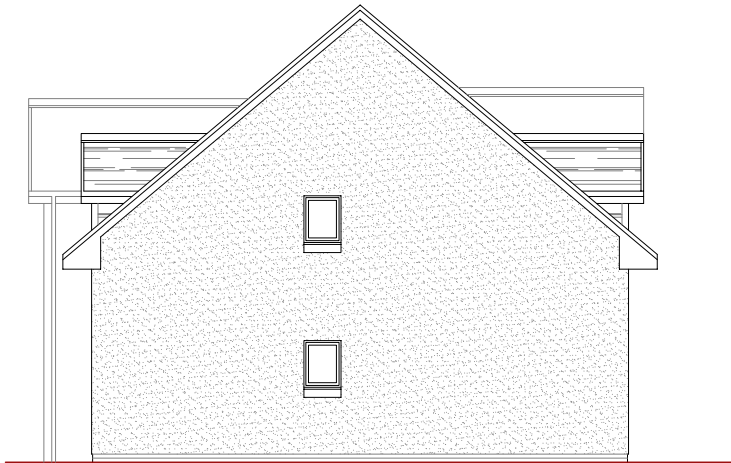
Giving consideration to the size of the plot, the purchaser will enter into a development clawback agreement and in the instance that any additional dwellings are consented within the boundaries of the existing plot, the purchaser will pay a 25% uplift in value to the vendor. The clawback will remain in place for a period of 25 years. This will require standard security in place to secure the obligations contained within the clawback.



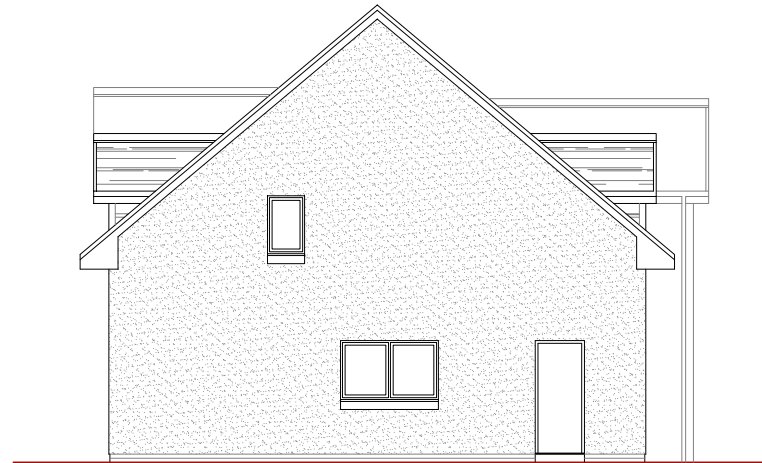
Front Elevation 1:50



Rear Elevation 1:50



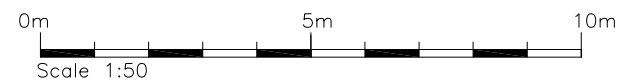
Side Elevation 1:50



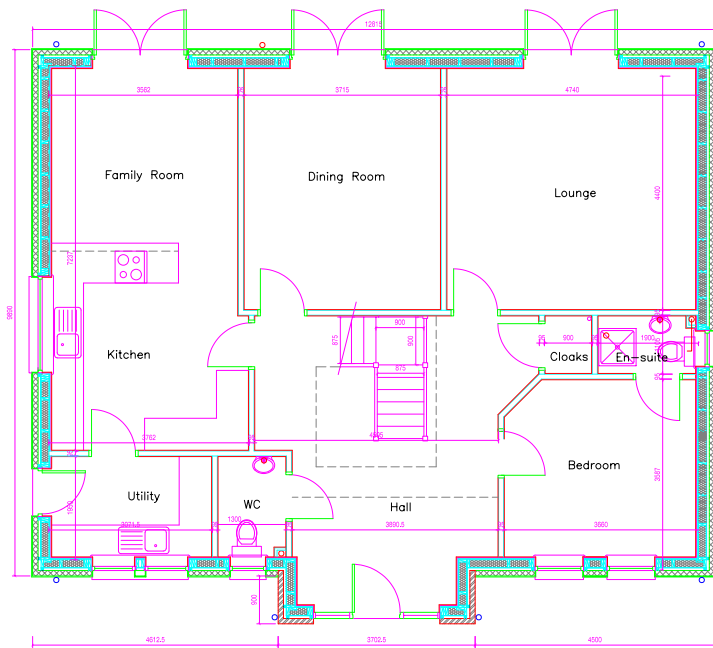
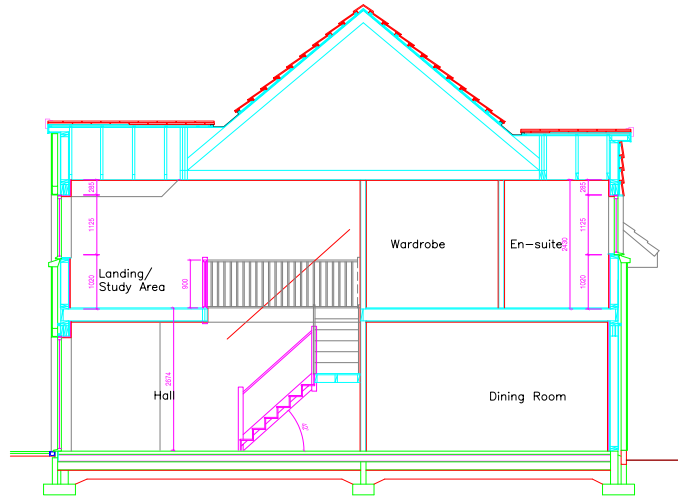
Side Elevation 1:50

Planning Issue

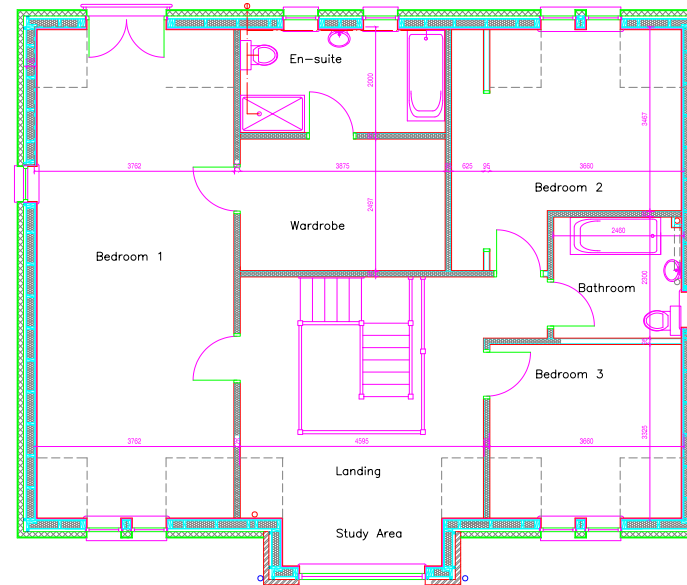
REV.	AMENDMENT	BY	DATE



DRAWING Proposed Elevations			
SCALE	DATE	DRAWN BY	CHECKED BY
as noted	March '24	J.B.	-
JOB REF.	DRAWING NUMBER	REV.	SHEET
1101	03	-	A1



Ground Floor Plan 1:50



First Floor Plan 1:50

Planning Issue

REV.	AMENDMENT	BY	DATE

DRAWING			
Floor Plans & Section			
SCALE	DATE	DRAWN BY	CHECKED BY
as noted	March '24	J.B.	-
JOB REF.	DRAWING NUMBER	REV.	SHEET
1101	02	-	A1

METHOD OF SALE

The Development Plot at Upper Corra Farm is offered for sale as a whole.

The field to the immediate south, adjoining the plot is owned by the vendor and additional land may be available to acquire, subject to negotiation.

HISTORIC SCOTLAND

No parts of the plot are subject to any historical or scheduled monument.

LOCAL AUTHORITY

South Lanarkshire Council
Almada Street
Hamilton
South Lanarkshire
ML3 0AA

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

FIXTURES AND FITTINGS

All fixture and fittings within the property are included in the sale price. No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From Lanark/Kirkfieldbank (A72) take Kirkfield Road heading south, continue on this road for 2.9 miles. In 2.9 miles take a sharp right onto the unclassified public road. Continue for 0.7 miles, the development plot will then be located on the left-hand side.

From the M74 J10, follow signs for B7078 Coalburn. After approximately 1.8 miles turn left onto Eastwood Road followed by a sharp right at the next settlement onto Brocketsbrae Road, signposted Hawksland. Take the next left onto Hawksland Road and follow the road for around 3 miles and the plot will be on your right.

POST CODE

ML11 9TY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///rentals.lower.firework

SOLICITORS

Burness Paull
2 Atlantic Square
31 York Street
Glasgow
G2 8AS
T: 0141248 4933

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

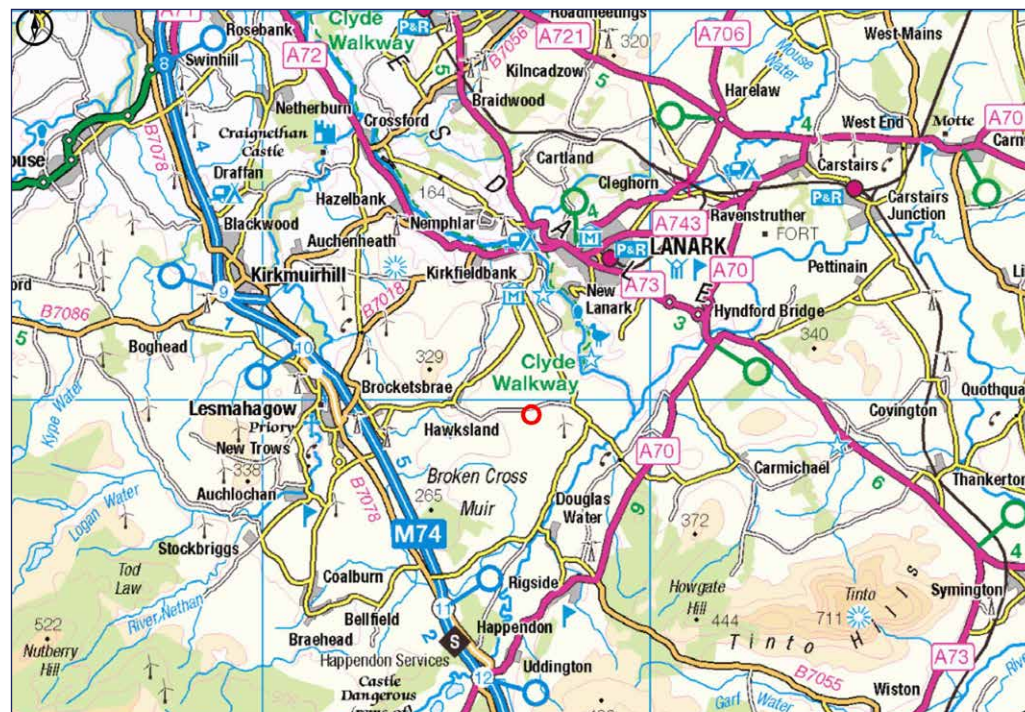
Failure to provide required identification may result in an offer not being considered.

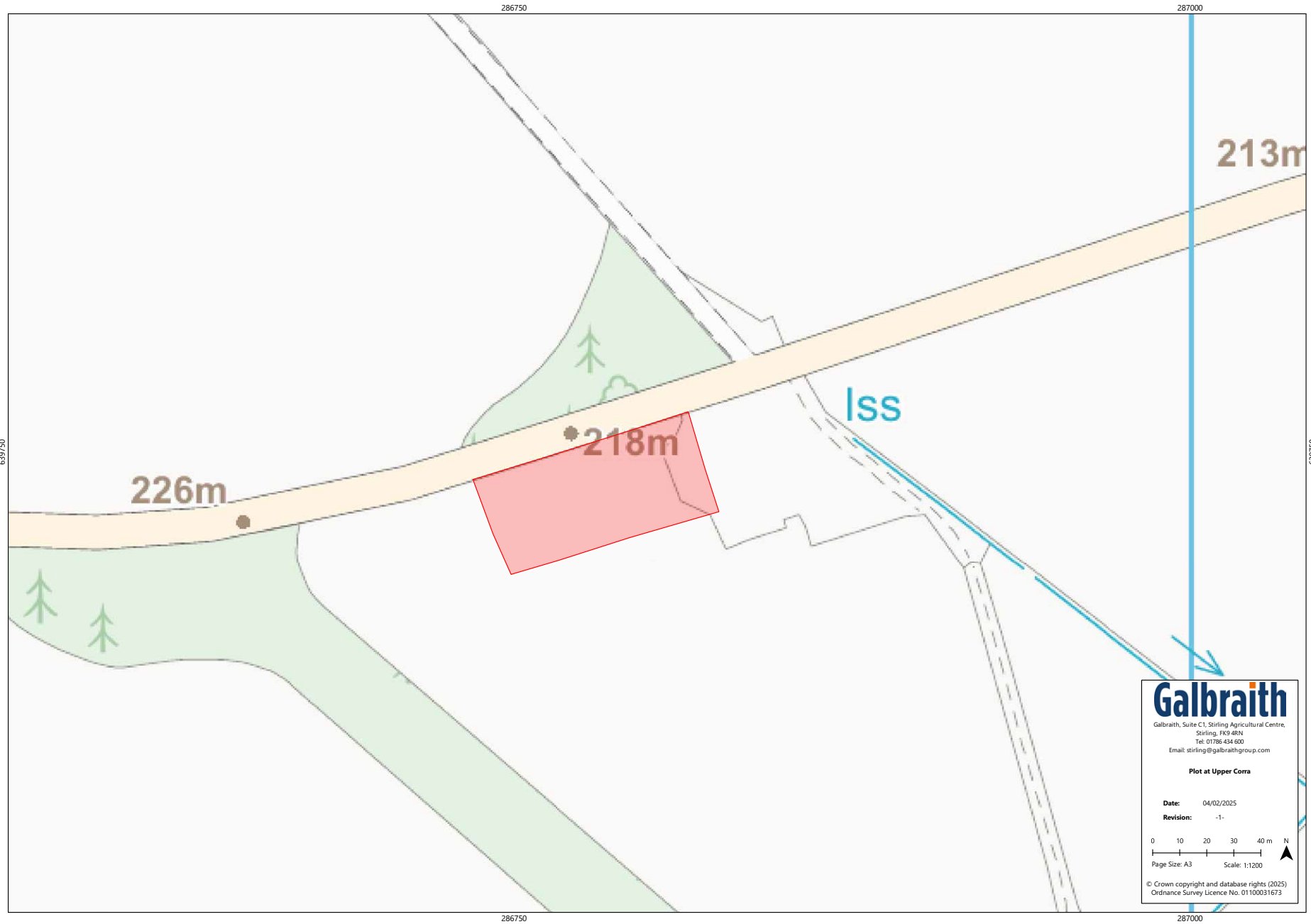
HEALTH & SAFETY

Viewings are unaccompanied - all viewings are conducted at the viewers own risk.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.





Map Reference: _Plot at Upper Corra_A3_Rev 1_20250127

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the



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