FOR SALE

Residential Building Plots at Newbigging
Dunysre Road, Newbigging,
Lanarkshire ML11 8NA

An opportunity to acquire up to three residential building plots extending to 0.29 acres each, allowing for the construction of modern, comfortable dwellings in a rural village setting.

Lanark - 10 miles, Edinburgh Bypass - 25 miles.

FOR SALE AS A WHOLE OR IN 3 INDIVIDUAL LOTS

OFFERS OVER £55,000 PER PLOT OR £165,000 FOR THE WHOLE

Offices across Scotland and Northern England
PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

**Situation**
The plots lie at the northern edge of Newbigging on the east side of Dunsyre Road and presents the opportunity for modern living in a rural setting within commuting distance of Edinburgh and Glasgow.

**Description**
The land forms a level field at the northern edge of Newbigging in Lanarkshire. It benefits from planning permission in principle for 3 no. single storey dwellings in equally sized plots of 0.29 acre each.

The property lends itself to development of the whole as one scheme, as well as individual ‘selfbuild’ plots.

**Access**
The land benefits from good access from the minor road to Dunsyre. Under the current planning application Plot 1 will have it’s own access from Dunsyre Road and Plots 2 and 3 will share an access.

**Tenure**
The land is owner occupied.

**Planning**
Planning Permission in Principle was granted on 10th December 2014 for residential use (CL/12/0268). Services are thought to be available and any prospective purchaser must satisfy themselves in this regard.

**Sporting & Mineral Rights**
Sporting and Mineral rights are provided insofar as they are owned.

**Deposit**
A 10% deposit of the purchase price ‘if applicable’ will be payable on conclusion of the missives. This will be non-returnable in the event of the transaction failing to reach completion for reasons not attributable to the sellers or their agents.

**Viewing**
Viewing is strictly by prior appointment with the selling agents:
Davidson & Robertson
Riccarton Mains
Currie
Mid Lothian
EH14 4AR

**Entry**
By Agreement.

**Important Notes**

**Closing Dates**
A closing date may be fixed. Prospective purchasers who have notified their interest through Solicitors to the selling agents, in writing, will be advised of a closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer.

**Offers**
Formal offers, in the acceptable Scottish form should be submitted, through a Scottish Solicitor, to the selling agent.

**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 to have satisfied themselves in all respects thereof.