



## **For Sale** Residential Development Opportunity with Detailed Planning Permission

### Land to the west of Lanark Road / A73, Braidwood, South Lanarkshire

- Site extending to 4.94 acres (1.99 hectares)
- Detailed Planning Permission for 48 private dwellinghouses
- Full suite of technical information available





## OPPORTUNITY

Savills together with our joint agents, Justin Lamb Associates are delighted to bring to the market the opportunity to acquire land extending 4.94 acres (1.99 hectares) in Braidwood, a small village located on the southern outskirts of Carluke in South Lanarkshire. The site benefits from Detailed Planning Permission for a residential development of 48 private dwellinghouses.

## LOCATION

The site is located in the village of Braidwood, located 1.2 miles south of Carluke, within South Lanarkshire and is a popular commuter location for Scotland's two largest cities, with Glasgow positioned 21 miles to the north west, whilst Edinburgh City Centre is approximately 33 miles to the north east.

Carluke Train Station is located 1.5 miles to the north of the site which provides regular connections between Glasgow Central Station and Lanark. Local bus services are available on Lanark Road / A73 with services to Hamilton, Glasgow and Lanark.

Access to the motorway is via the B7056 / Lanark Road, which connects to Junction 9 of the M74 at Kirkmuirhill, 7 miles to the west.

Local schooling is available within the vicinity of the site with Braidwood Primary School located within the village and Carluke High School lying 1.5 miles to the north west of the site.

A range of local convenience and retail amenity facilities, including a Tesco superstore, together with local cafés, restaurants and shops is available within a short drive of the site in Carluke. Recreational facilities include Carluke Golf Club, Hillhead Equestrian Centre, Carluke Football Club, together with number of bowling clubs and local leisure centre, are all within a convenient drive of the site.





## DESCRIPTION

The site for sale extends to 4.94 acres (1.99 hectares). It is undulating in nature and features a mix of grass surfacing, shrub vegetation and tree growth. The southern section of the site features hardstanding, reflecting the former industrial use of this part of the site. A small derelict industrial building of brick construction remains on the southwestern boundary of the site.

The site is bound to the north by undeveloped rural land, to the east by the A73 / Lanark Road and to the south by an existing industrial facility and small cottage. The west of the site is bound by an operational railway line which connects to Glasgow Central Station.

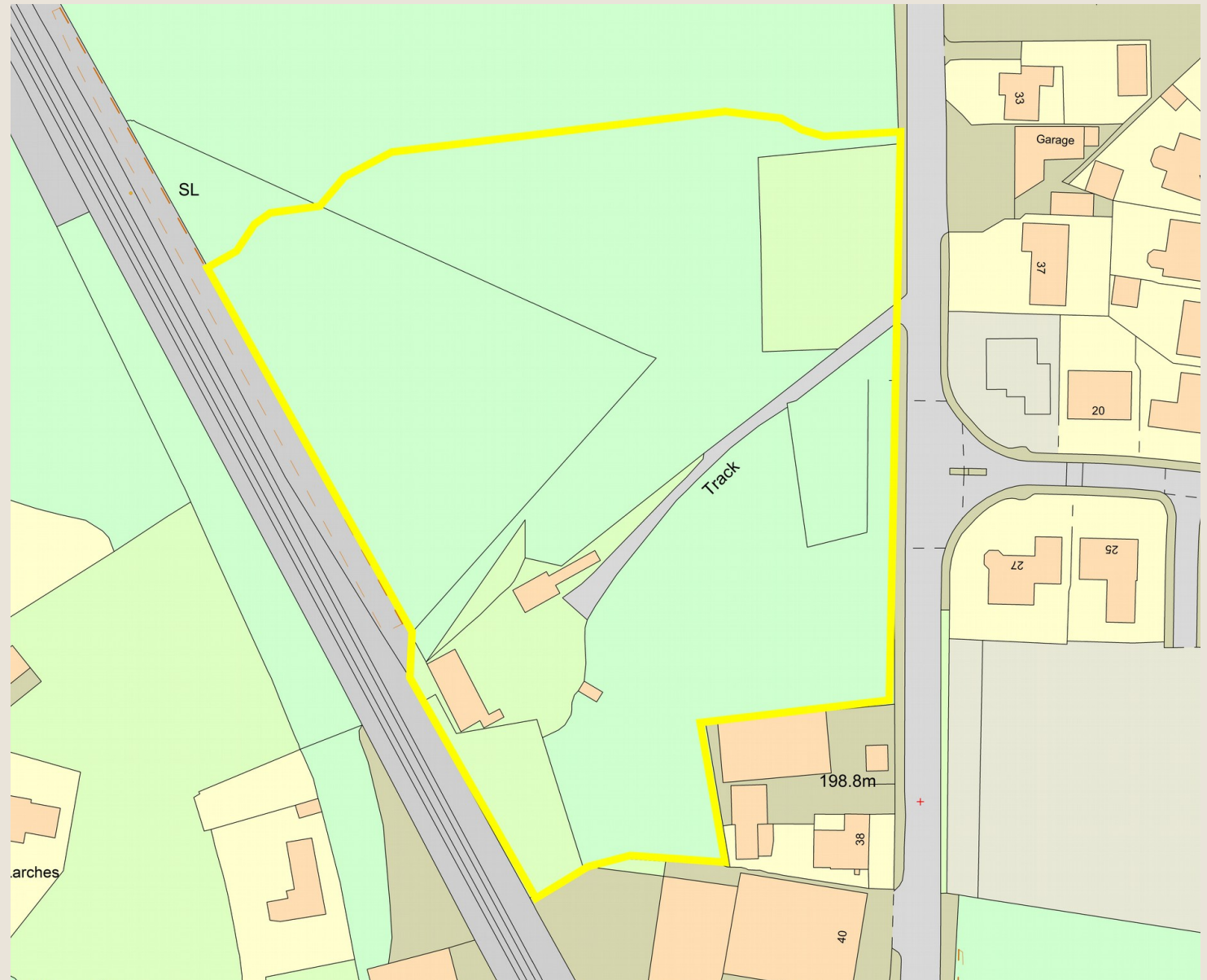
There has been recent residential development in close proximity to the site, on the east side of the A73 / Lanark Road. Taylor Homes (Scotland) Ltd have recently completed a luxury residential development featuring 5, 6 and 7 bedroom detached villas.

## PLANNING

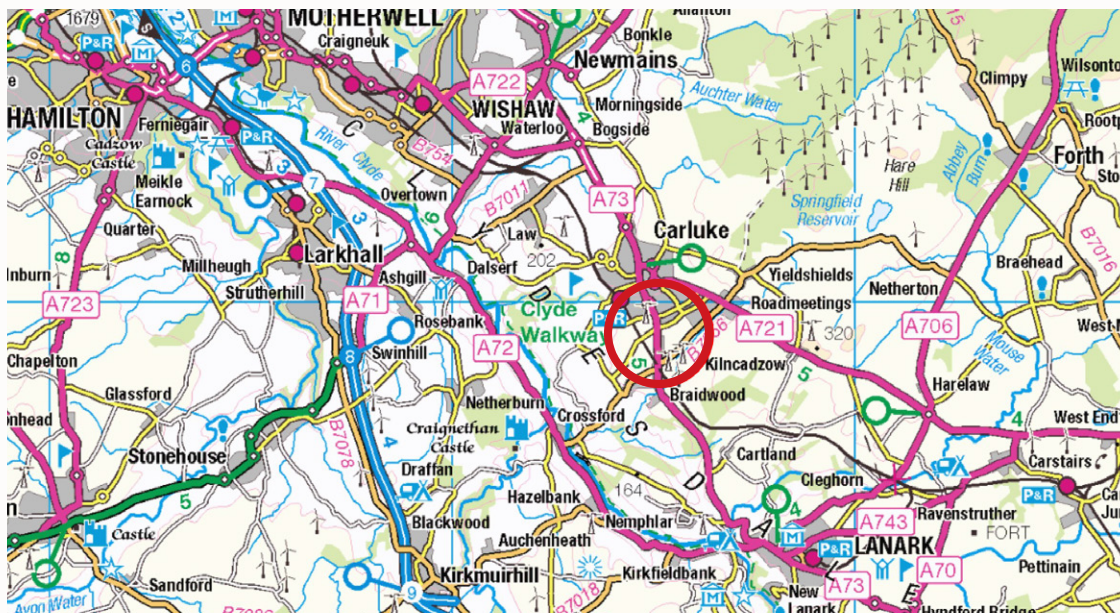
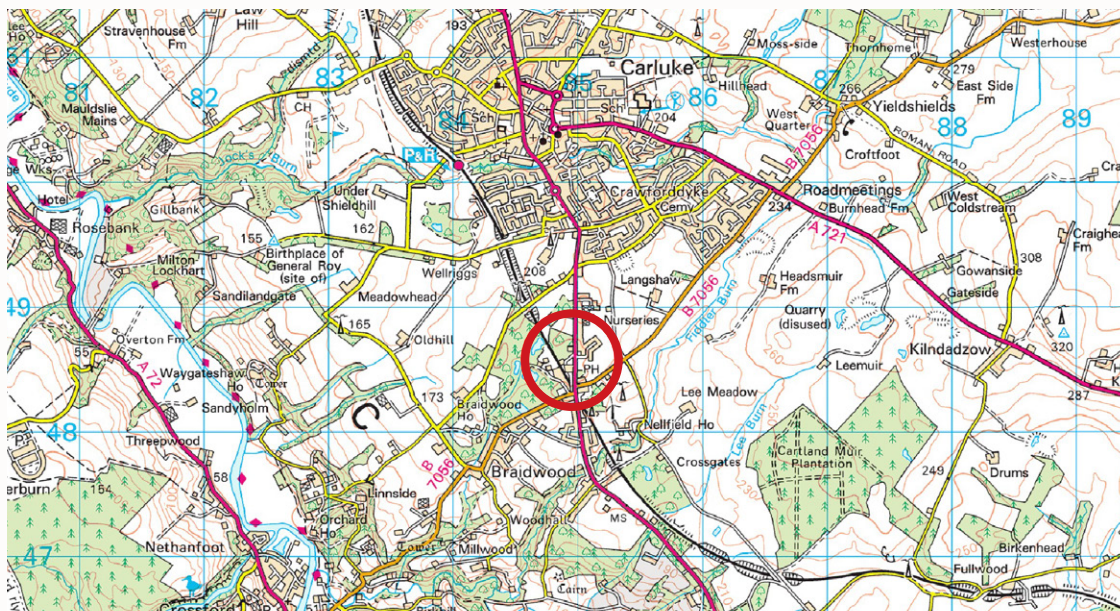
The site is covered by the South Lanarkshire Local Development Plan 2 (LDP2) which was adopted in April 2021.

In February 2021 a Detailed Planning Application was approved for the erection of 48 dwellinghouses and formation of amenity space, landscaping and associated access road and footpath network (Planning reference: CL/17/0230).

A range of information associated with the Planning Consent is available within the technical file.







## OFFERS

Our Clients are inviting offers for the heritable interest in the subjects as a whole. Offers should be made in a Heads of Term format.

Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

## TECHNICAL INFORMATION

A suite of technical information is available from the selling agents upon request.

## CONTACT

For further information, please contact the joint selling agents:

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