

FOR SALE

Elsrickle Development Plot

Land at Elsrickle, Elsrickle, Biggar, ML12 6QZ

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

An excellent opportunity to acquire a rural building plot and small paddock in the picturesque village of Elsrickle

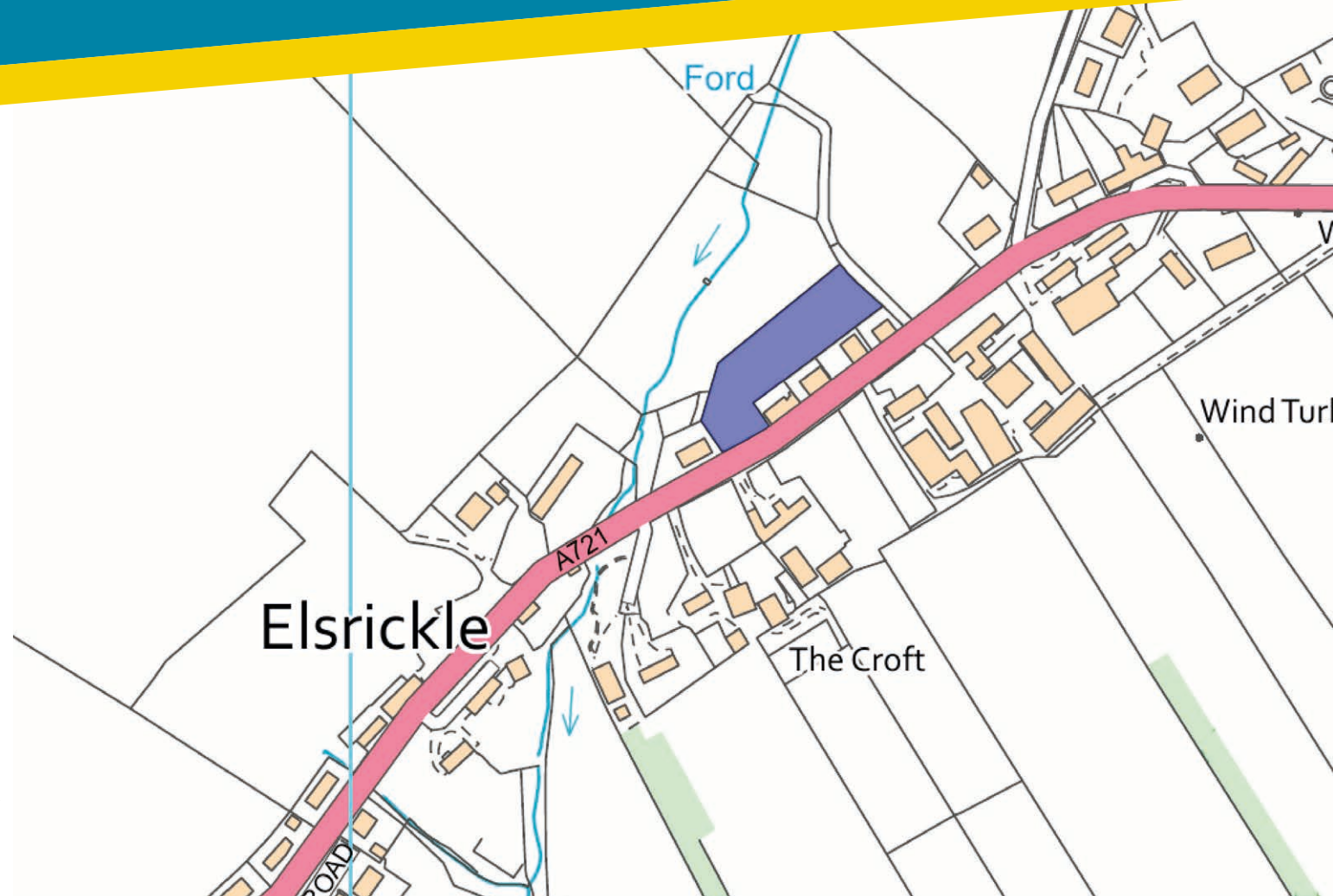
Biggar - 4 miles

West Linton - 8 miles

Edinburgh - 20 miles

Selling Agents

Davidson & Robertson	Tel:	0131 449 6212
Riccarton Mains	Fax:	0131 449 5249
Currie	Email:	sales@dr rural.co.uk
Midlothian	Web:	www.dr rural.co.uk
EH14 4AR		





Offices across Scotland and Northern England

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www.drrural.co.uk

Situation

The property is situated in the village of Elsrickle to the north of the A721 and presents the opportunity of modern living within a rural environment and in commuting distance of much of Central Scotland.

Shopping and recreational facilities are available in the surrounding towns of Biggar and West Linton. Primary Schooling is available within Elsrickle whilst Secondary Schooling is available nearby in Biggar.

The local area offers an abundance of activities for the outdoor enthusiast, catering for a range of leisure and recreational activities including walking, climbing, cycling, fishing, shooting and horse riding. The Pentland Hills provide idyllic landscapes of heather moors and rolling hills with some of the best hill walking in central Scotland. Other nearby facilities include Biggar Golf Course, Five Sisters Zoo, Dawyck Botanic Gardens, Falls of Clyde and Glentworth Forest.

Access

Access is available directly from the A721.

Directions

From Edinburgh travel in a south westerly direction along the A702. Shortly after Dolphinton turn right onto the A721 and continue for approximately 1.5 miles at which point the property will appear on the right hand side.

Description

The land, extending in total to approximately 0.7 acres and situated within the village envelope of Elsrickle, benefits from outline planning permission for the construction of a one and a half storey dwelling (planning reference CL/17/0438).

The planning permission relates to the construction of a dwelling alongside the A721 with additional land extending in a north easterly direction beyond a row of existing cottages. This additional land creates a spacious property and would enable a range of additional potential uses.

Mains water and electricity are understood to be available to the site whilst drainage would be expected to be via a septic tank and soakaway arrangement.

Local Authority

South Lanarkshire Council
Almada Street
Hamilton
ML3 0AA

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Rae, Reid & Steven
3 Grosvenor Gardens
Edinburgh
EH12 5JU

Date of Entry

By mutual 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 any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, 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.



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.