



**FOR SALE**  
**Development Opportunity with**  
**Land at Elsrickle, Biggar**

Biggar, ML12 6QZ

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

## Development Opportunity with Land at Elsrickle, Biggar Biggar, ML12 6QZ

A prime development opportunity comprising an approximately 2.3-acre site, with Planning Permission in Principle in place and a revised planning application currently progressing to deliver five high-quality building plots served by a shared private access. The revised approach removes the requirement for an adoptable road and associated infrastructure costs, resulting in a more straightforward and deliverable scheme while remaining consistent with the site's established planning history and village setting.

The sale also includes an adjoining approximately 8.05-acre field, widening the appeal to lifestyle purchasers, self-builders and small scale developers seeking generous plots with additional amenity or paddock potential.

- Planning Permission in Principle granted (valid until February 2026)
- Revised planning application in progress for five well-proportioned plots
- Approximately 2.3 acres of development land
- Additional 8.05 acres of adjoining land included in the sale
- Shared private access, avoiding the need for an adoptable road
- Attractive village edge location in Elsrickle
- Walking distance to Blackmount Primary School
- Convenient access to Biggar, Lanark, the A721, A702 and M74
- Within commuting distance of Edinburgh and Glasgow

### Selling agents

#### Davidson & Robertson

Rural Centre  
West Mains  
Ingliston  
Edinburgh  
EH28 8LT

Tel: 0131 449 6212  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



### Situation

Elsrickle is a small village located in South Lanarkshire, Scotland. Nearby towns include Biggar, approximately 5 miles to the south, and Lanark, around 12 miles to the southwest. Glasgow lies roughly 35 miles to the northwest. Whilst Elsrickle is set in a quiet rural landscape, it benefits from good road connections, making travel to larger towns and cities both convenient and accessible.

### Access

The site can be accessed directly from the A721.

### What3words:

Middle of land - ///vets.beep.dairies

### Directions

From Glasgow head east on the M8 towards Edinburgh, and follow for approx. 12 miles. At junction 6A take the A8 exit on to the A73, follow to reach the Newhouse junction and take the exit onto the A73. Follow the A73 to reach Carlisle then join the A721. Follow the A721 passing through Carnwath and Newbigging to reach Elsrickle. The land is located on the left hand side of the road behind Black Mount Primary School.

From Edinburgh join the A702 and follow for approx. 24 miles, then turn right onto the A721. Follow the A721 to reach Elsrickle. The land is located on the right hand side of the road behind Black Mount Primary School.

## Description

Planning Permission in Principle (PPP) was granted in February 2023 for up to nine detached dwellings, with the consent remaining live until February 2026. A further application is currently in progress to refine this to five larger plots served from a shared private access, thereby removing the requirement for an adoptable road and the associated infrastructure burdens and costs. The planning application site extends to approximately 2.3 acres, with additional adjoining land included in the sale to widen the appeal to lifestyle purchasers, self-builders and small scale developers seeking larger plots or land with amenity/paddock potential.

Approximately 2.3 acres of development land together with an adjoining 8.05-acre field, all within walking distance of Blackmount Primary School. The site combines rural charm with everyday convenience and offers excellent potential for family homes, smallholding or equestrian use, with direct roadside access supporting straightforward development.

The property benefits from roadside access, ensuring straightforward development and future connectivity for residents.

## Planning & Development

Planning Permission in Principle was granted in February 2023 for residential development of up to nine detached dwellings, with the consent remaining valid until February 2026.

Since that approval, the landowners have progressed a revised and more focused planning strategy, and a new planning application is currently being advanced to provide five larger, well-proportioned plots served from a shared private access. This approach avoids the need for an adoptable road and significantly reduces infrastructure complexity and cost, while offering a high-quality and realistic development solution.

The planning application site extends to approximately 2.3 acres, with an additional adjoining 8.05-acre field included in the sale. The site lies within walking distance of Blackmount Primary School and benefits from direct roadside access, combining a rural village setting with everyday convenience.

The Land benefits from Planning Permission in Principle for 9 residential building plots under planning reference P/19/0015, renewal of consent P/22/1502.

Prospective purchasers should make their own investigations and enquiries into the planning consents and all relevant information, and seek professional advice if required.

Please contact the Vendors Planning Consultant for further information – Mr Mark Neville, Architectural Designer and Planning Consultant via email [mark@modusplanning.co.uk](mailto:mark@modusplanning.co.uk) or phone 01555 840807.

## Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

## Mineral Rights

To the extent they are included within the vendor's title.

## Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

## Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

## Tenure

The property is offered for sale as a heritable title.

## Coastal Erosion

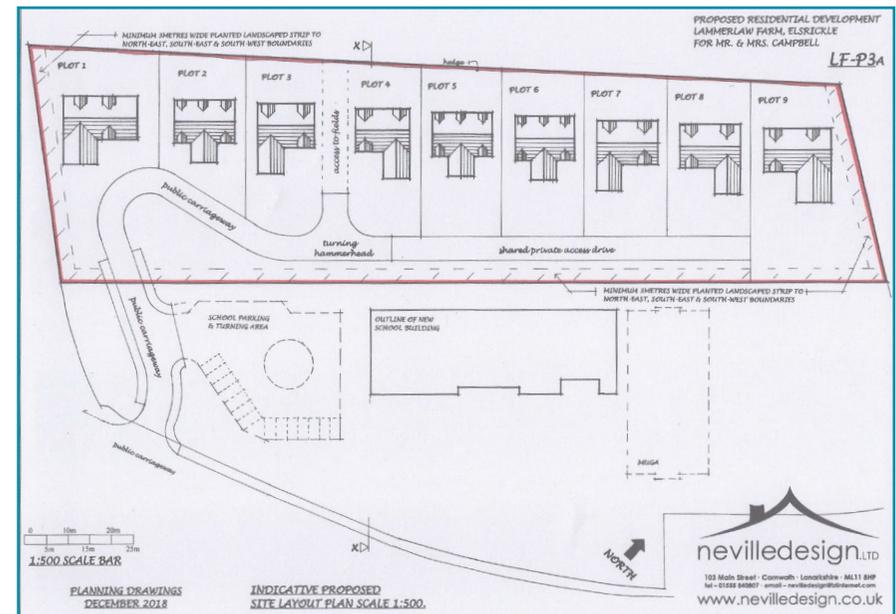
Prospective Purchasers should look into Erosion risk as part of their due diligence process. The Vendor has not made us aware of any erosion to the property in the past.

## Services

Services are understood to be nearby. Please contact the Selling Agent for further information.

## Wayleaves

It is understood that there is electricity apparatus crossing the subject land.



## Land at Elsrickle – Planning Drawings (December 2018)

### OUTLINE OF PROPOSAL

Planning in Principle Application for residential development. Plot numbers, sizes & house positions are indicative only, future detailed Planning Application to be made if Planning in Principle Application is approved.

Exact house types, size and locations to be included in future applications.

Total area of the application site is 0.93 hectares.

### HOUSE TYPES & PLOT LAYOUT

The layouts shown are indicative only and are shown to demonstrate that a residential development can be accommodated within the site that will comply with the plot size, house size and plot ratios of the South Lanarkshire Council Residential Development Guide. The smallest plot area shown is 608m<sup>2</sup> with the largest being 1080m<sup>2</sup>.

### PROPOSED ACCESS ROAD

Road layout is indicative only, future detailed Roads Construction Consent Application to be made for road which is to be constructed to a standard for adoption by SLC.

SLC Roads Departments will be required to approve the geometry and specification of the adoptable access road. The road to be shared surface cul-de-sac, 5.5 metres wide with 2.0 metre wide service strip to be formed round perimeter of adoptable access road, service strip to be finished in grass, service strip to be denoted by flat top heel kerb. Pavement to be formed for minimum first 5 metres into site from public carriageway formed to access the primary school that is currently being constructed.

A maximum of 5 houses may be accessed from a private road, it therefore anticipated that the proposed road will be built to a standard to allow the road to be publicly adopted to serve the first 4 plots with the remaining 5 plots being served by a private access road.

### SERVICES

**Drainage** - The design of the proposed foul and surface water drainage systems will form part of a future detailed planning application.

**SUDS** - Capacity for SUDS surface water storage equivalent to 1500m<sup>2</sup> of collected surface water drainage has been included to be formed within the site of the school currently being constructed. The future detailed design application will detail the exact SUDS requirements.

**Water** - All proposed houses will be served by a Public Water supply from Scottish Water.

**Electricity** - All proposed houses will be connected to mains electricity.

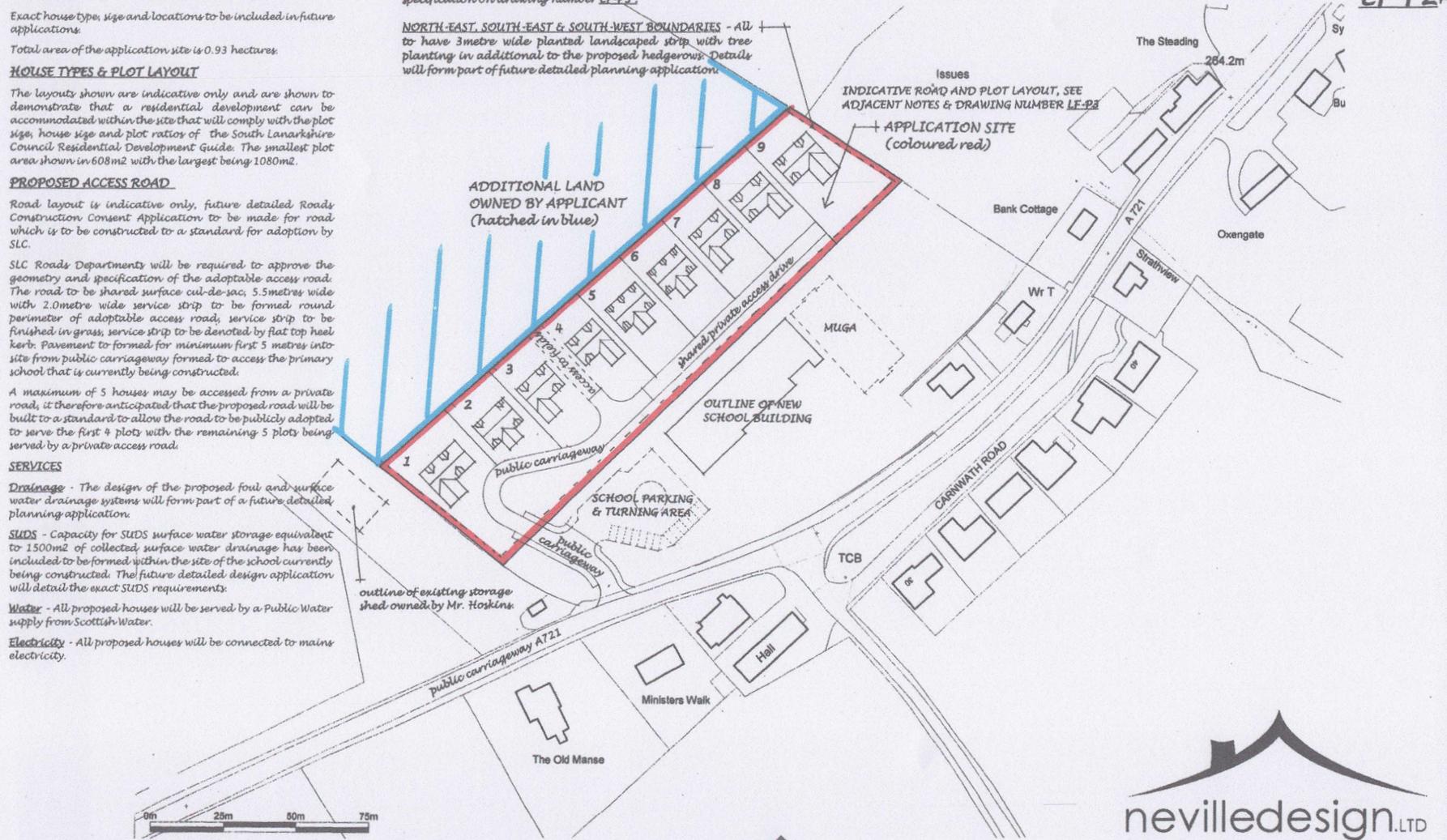
### PERIMETER BOUNDARIES:

**ALL SITE BOUNDARIES** - Stob & wire fences on site perimeter boundaries, hedgerow to be planted, see indicative specification on drawing number LF-P3.

**NORTH-EAST, SOUTH-EAST & SOUTH-WEST BOUNDARIES** - All to have 3 metre wide planted landscaped strip with tree planting in addition to the proposed hedgerows. Details will form part of future detailed planning application.

### PROPOSED RESIDENTIAL DEVELOPMENT LAMMERLAW FARM, ELSRICKLE FOR MR. & MRS. CAMPBELL

LF-P2A



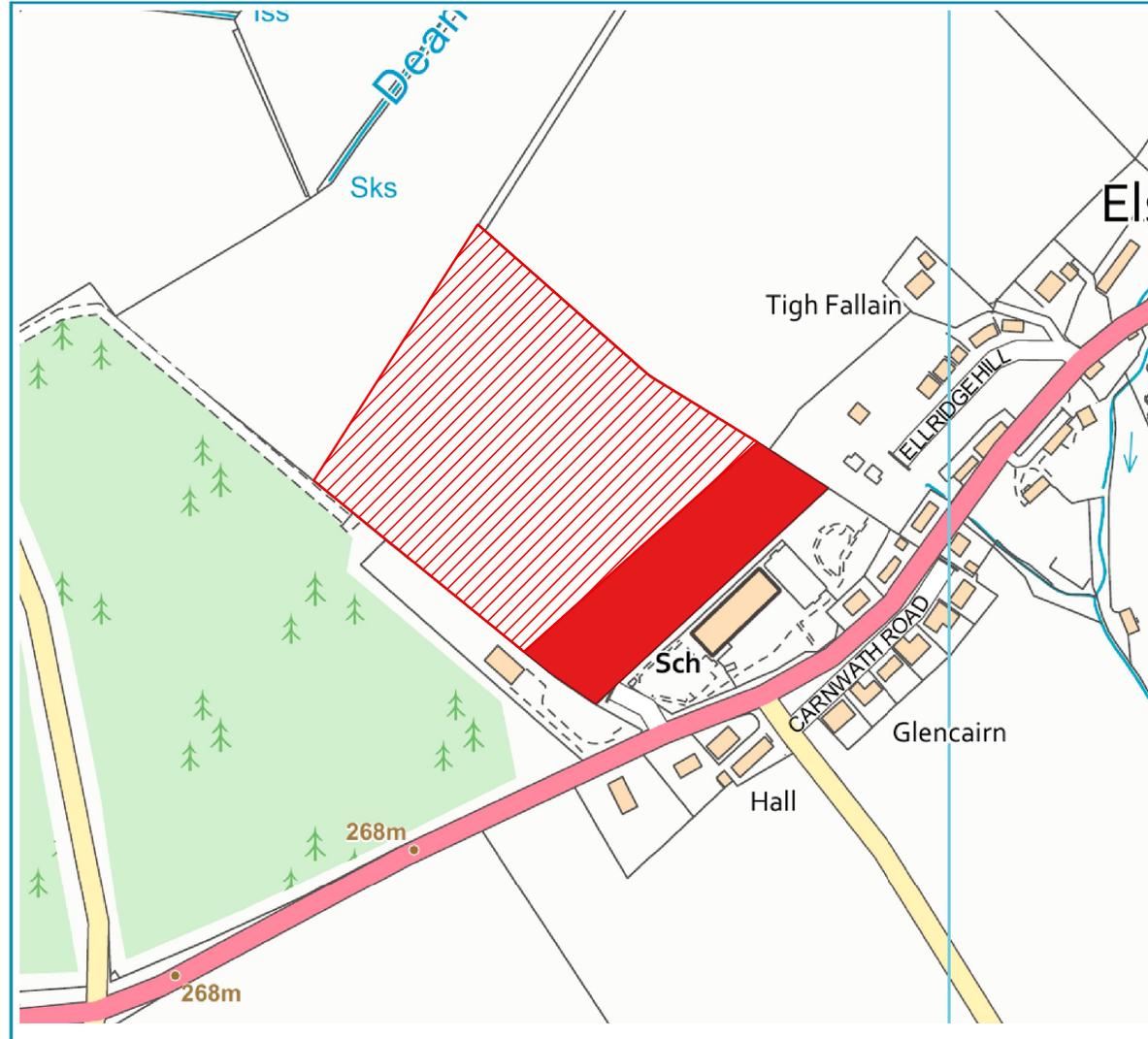
PLANNING DRAWINGS  
DECEMBER 2018

INDICATIVE PROPOSED  
BLOCK PLAN SCALE 1:1250.



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### INDICATIVE PLAN

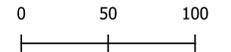
Development Land at Elsrickle  
Elsrickle  
Biggar  
ML12 6QZ

Area:  
Field: 8.05 Acres  
Building Plots: 2.3 Acres

#### Key

- Field
- Building Plots

A4 - Scale- 1:3000



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### Offers and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot 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.

### CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

### 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 checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof. For the avoidance of doubt any areas stated should be classed as indicative and the Purchase should carry out their own due diligence.

### Solicitor

Carey Hughes Ltd  
International House, Stanley Boulevard, Hamilton International Technology Park, G72 0BN,  
Tel: 01698 404 616  
Fax: 01698 535 282

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 / 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

### Method of Sale & Guide Price

Offers for the land are sought in excess of £400,000

When viewing potential purchasers shall hold a copy of these sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

### Date of Entry

By mutual agreement.

### 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.

### Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

### 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.

### 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. It is understood the power line is held on a wayleave.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.

2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos Taken - April 2025  
Particulars prepared – April 2025  
Particulars Updated – February 2026