



Development Land – 9 Buildings Plots at Elsrickle

Biggar, ML12 6QZ

A unique opportunity to acquire a site comprising of 9 development plots in Elsrickle.

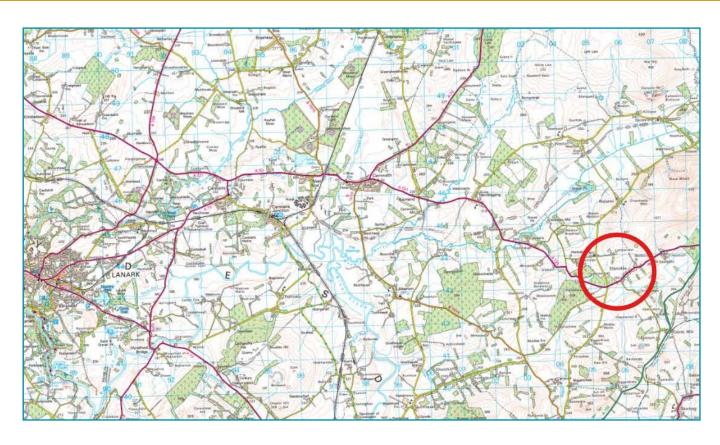
- 9 residential building plots
- Close to the M74, A721 and A702
- Rural village location
- Within commuting distance of Edinburgh and Glasgow

Elsrickle is a small village in South Lanarkshire, Scotland. It is located approximately 26 miles southwest of Edinburgh and is known for its picturesque countryside, peaceful rural atmosphere, and historical character. Situated near the Pentland Hills and close to the A721 and A702, Elsrickle is easily accessible from nearby towns and major cities in central Scotland.

Selling agents

Davidson & Robertson

Rural Centre West Mains Ingliston Edinburgh EH28 8LT Tel: 0131 449 6212 Email: sales@drrural.co.uk Web: 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 13 miles to the west. Glasgow lies roughly 38 miles to the northwest, and Edinburgh roughly 26 miles to the northeast, making Elsrickle a useful commuter village. While 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 from the A721.

What3words:

Middle of land – ///vets.beep.dairies

Nearest Postcode:

ML12 6QZ

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 Carluke 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

www.drrural.co.uk

This site presents a rare opportunity to acquire nine residential building plots in the village of Elsrickle. Ideally positioned to offer a rural setting and modern convenience, the site is located within close walking distance of Blackmount Primary School, making it an ideal location for families and developers alike. Each plot is well-proportioned and offers the potential for detached family homes with private garden space, subject to the appropriate planning permission. The site benefits from roadside access, simplifying development and future connectivity for residents.

Additional Land

There may be additional adjacent land available subject to discussions and negotiations.

Planning & Development

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.

Relevant Site Planning History

Residential development (Planning Permission in Principle; renewal of consent P/22/1502.

Sporting Rights

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

Mineral Rights

To the extent that they are included within the Vendor's title.

Local Authority

South Lanarkshire Council Almada Street Hamilton MI 3 OAA

Plans, Areas and Schedules

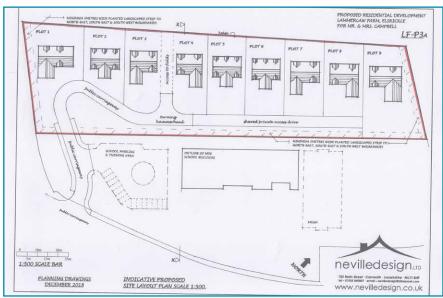
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been checked and computed by the selling agents however the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale 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

Emma Lawrie, Carey Hughes Solicitors Ltd., International House, Stanley Boulevard, Hamilton International Technology Park, G72 0BN

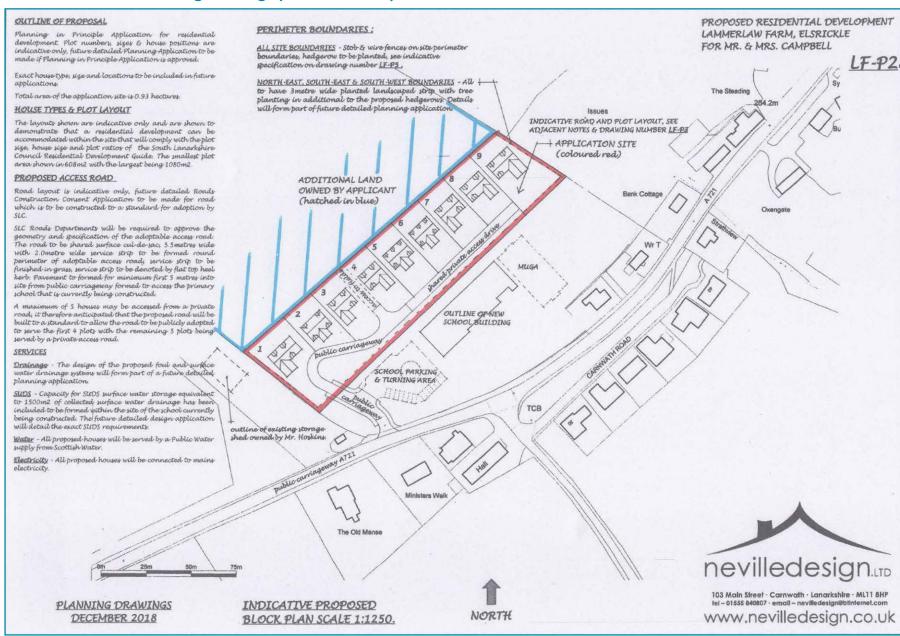
Tel: 01698 404616 Email: emma.lawrie@careyhughes.co.uk







Land at Elsrickle - Planning Drawings (December 2018)

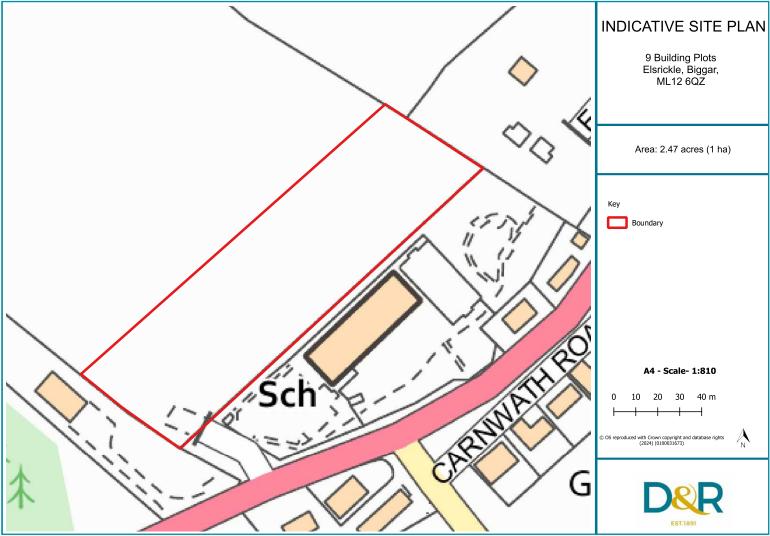












Services

It is understood that services are available nearby. Prospective purchasers should make their own enquiries in the usual manner.

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.

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.

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.

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

- These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
- 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.
- 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.
- 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.
- 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.
- 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 - May 2025



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.