

An aerial photograph showing a residential development on the left, consisting of several rows of houses and a small commercial building. To the right of the houses is a large, open field with a mix of green grass and brown, scrubby vegetation. The field is divided by a stone wall and a path. In the background, there are rolling hills and a line of wind turbines under a clear sky.

FOR SALE
Land at East Forth,
Lanark Road, Forth, ML11 8BT

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

Land at East Forth, Lanark Road, Forth, ML11 8BT

A prime opportunity to purchase farmland with development potential extending to approximately 24.3 acres (9.83 hectares) of land located to the south of the village Forth. The land benefits from zoning for residential development, positioning it as a strategic extension to the village of Forth.

- Development opportunity
- Strategically located
- Zoned site with Local Development Plan
- Grade 4.1 pastureland

This land presents a rare chance to shape the future of Forth through high-quality residential development.

Offers Over - £150,000

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

The land is located within central Scotland and lies to the south of the village of Forth, a village in South Lanarkshire. Forth offers local amenities including a nursery and primary school as well as a petrol station, post office and convenience store. Forth is approximately 8 miles to the north of Lanark, which offers a wider array of shops and facilities including a leisure centre, bustling high street and rail links to Glasgow.

Forth is ideally situated for commuting to either Edinburgh and Glasgow, with nearby access to main arterial routes heading northeast and northwest.

Lanark – 8 miles
Glasgow – 29 miles
Edinburgh – 31 miles

Access

The land at East Forth can be accessed via the A706.

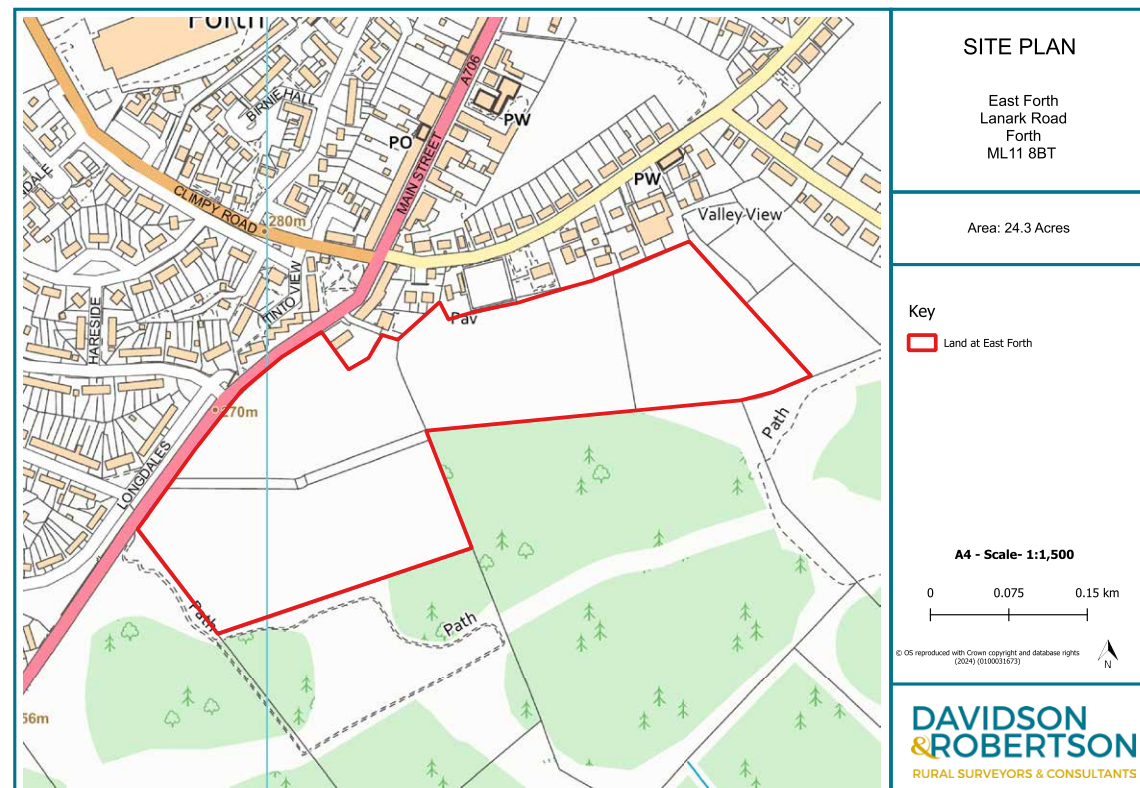
Nearest postcode:

ML11 8BT

The What3words code for the property is: ///regularly.farms.seemingly

Directions

From Lanark and the south head north on the A706, upon reaching the village of Forth, the land is located on the right-hand side of the road.



Description

Extending to approximately 24.3 acres (9.83 hectares), this prime parcel of land at East Forth offers a compelling opportunity for residential development or farming in a sought-after location.

The land benefits from a strong planning history, having secured planning permission for residential development in 2009 under South Lanarkshire Council reference CL/06/0397.

The site is zoned in LDP2 within the village envelope and is designated for 'Green Network' and 'Residential Masterplan' uses and presents the ideal opportunity for residential development as part of an extension to the village of Forth. With LDP3 starting in earnest in 2026, the site is primed for strategic promotion and long-term value.

Tenure

The property is offered for sale as a heritable title.

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.

Planning

The full planning history summary with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice. It may be that other uses for the site could be considered and prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

Clawback

Please note that the land is subject to a clawback in favour of the Vendor. This is for a period of 25 years and a 20% uplift in value if planning permission is granted for anything other than its current use. Further details can be provided from the Vendors solicitors.

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.

Services

It is up to prospective interested parties to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Owners retained property as part of any agreement such the Owners wish to retain any part of the Property.



Local Authority

South Lanarkshire Council
Almada Street
Hamilton
South Lanarkshire
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 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.

Solicitor

Davidson & Shirley Solicitors
11 Hope Street
Lanark
ML11 7ND
Tel: 01555 662576

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk

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

Interested parties should register their interest and any proposals should be submitted to sales@drrural.co.uk or to Rural Centre, West Mains, Edinburgh, EH28 8LT. Should a proposal be submitted to the office address please also confirm via telephone or email. 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. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

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.

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 and carry out their own further due diligence.

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

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.

Particulars Prepared: October 2025

Photography: October 2025

