

FOR SALE

DEVELOPMENT OPPORTUNITY

DEVELOPMENT SITE

• THORNHILL AVENUE

• BLANTYRE

• G72 9DD



- Attractive locality within established residential area.
- Potential for residential development.
- Site area of 0.11 hectares (0.276 acres), or thereby.
- Offers Over £45,000

DM HALL
CHARTERED SURVEYORS

LOCATION

Blantyre, a town within South Lanarkshire with a population in the region of 17,000 inhabitants lying approximately 10 miles south east of Glasgow and just north of the A725 Expressway, which provides road access in to the City and the motorway network via the M74, around 3 miles north of the town.

The subjects are situated to the north east of Thornhill Avenue, close to the junction with Farm Road, lying a short distance to the north of Blantyre town centre.

The surrounding area is predominantly residential in nature with Thornhill Avenue itself, containing a mix of three modern detached houses and two traditional detached home.

Blantyre Railway station lies a short distance to the north-west Station Road, site with regular services between Dalmuir and Larkhall.

DESCRIPTION

The site comprises a small area of land, previously garden grounds of the adjacent Thornhill Lodge, and accessed from Thornhill Avenue.

The site is fenced and walled on all sides with access to the site is currently afforded via single pedestrian door on the wall running parallel to access road.

AREAS

From Ordnance Survey mapping systems we calculate the site to extend in total to approximately 0.11 hectares (0.276 acres), or thereby. The Title Plan provided is for indicative purposes only.

PLANNING/DEVELOPMENT

The site is zoned for residential use within the South Lanarkshire Council Local Plan and may be suitable for residential development, subject to consent.

Further enquiries should be directed to South Lanarkshire Council on 0303 123 1015.

PRICE

Offers Over £45,000 are invited, exclusive of VAT (if applicable).

Preference will be given to unconditional offers although offers conditional on planning will be considered.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which maybe chargeable.

ENTRY

Entry is available upon completion of legal formalities.



ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

OFFERS / VIEWING

Strictly by contacting the sole selling/letting agents:-

Jacqueline Towie
Jacqueline.Towie@dmhall.co.uk
01698 284939

DM Hall Commercial
Department
Unit 3 Cadzow Park,
82 Muir Street,
Hamilton, ML3 6BJ

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