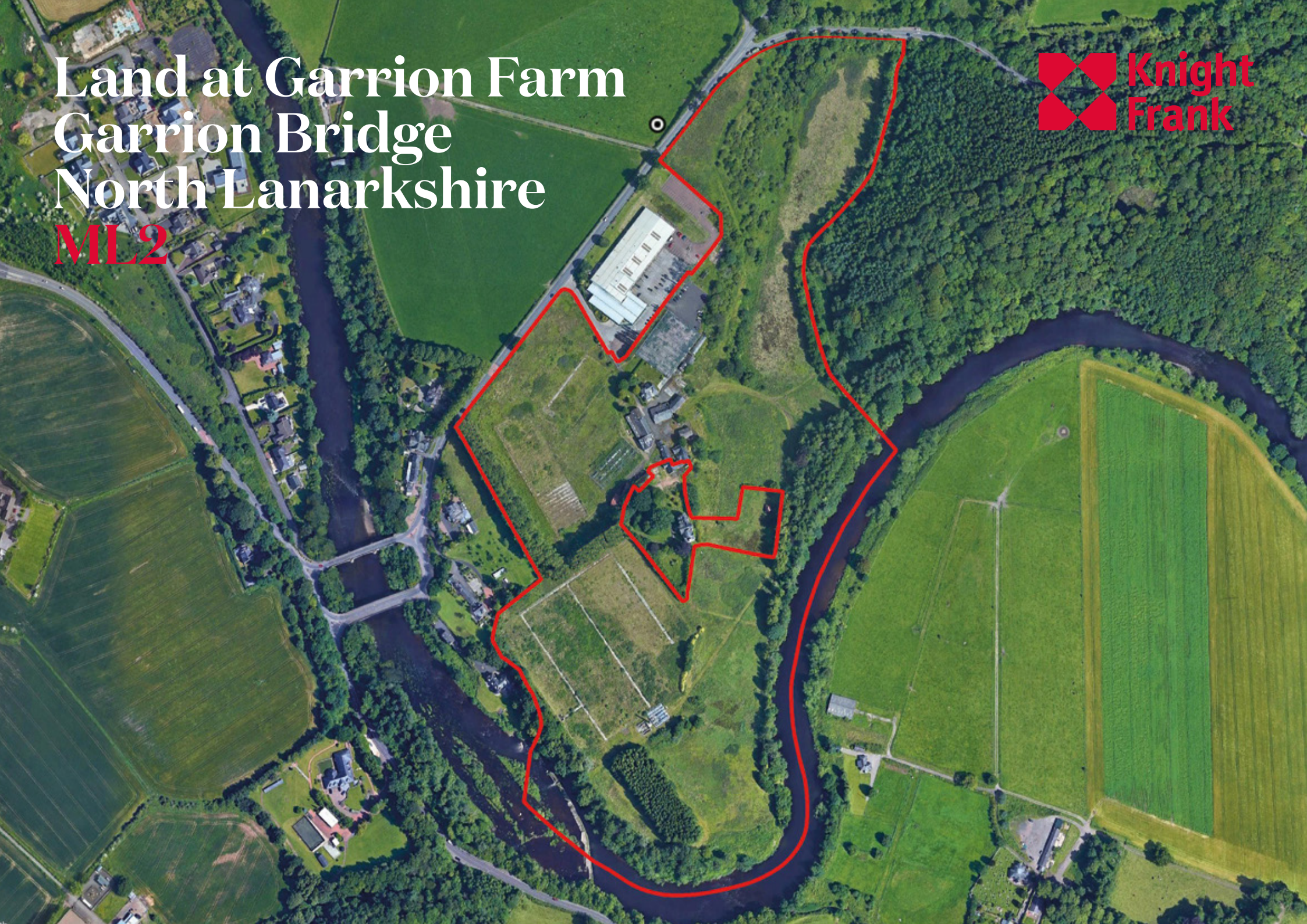


Land at Garrion Farm
Garrion Bridge
North Lanarkshire
ML2



Substantial residential development site with outline planning permission in principle for up to 150 units within commuting distance of Glasgow.

Location

The property is located on the eastern edge of Garrion Bridge, a village situated between the popular commuter towns of Larkhall and Carluke, some 32 km (20 miles) south-east of Glasgow. Situated on the banks of the River Clyde, Garrion Bridge lies at the border between South Lanarkshire and North Lanarkshire, with Garrion Farm being located in North Lanarkshire. Positioned on the south side of Horsley Brae (A71), between the River Clyde and Brownlee Road (B7011), the site wraps around the Garrion Bridge Garden and Antiques Centre.

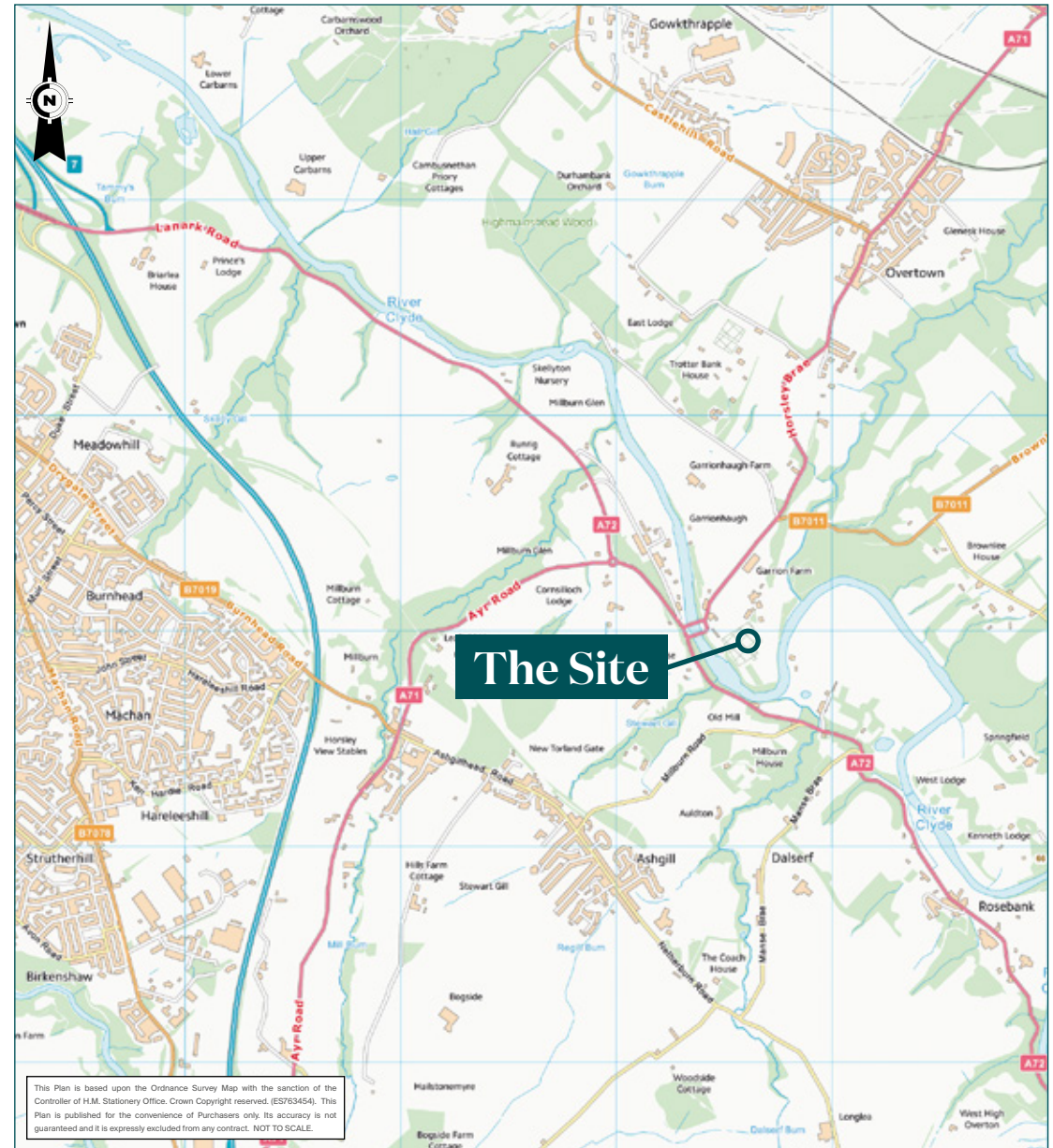
Located in the heart of the Clyde Valley, the site is surrounded by beautiful countryside with an extensive range of outdoor pursuits available close by, including fishing, golf, tennis, walking and cycling. Larkhall, Carluke and Wishaw offer a good selection of national and local retailers, restaurants, cafes and bars, as well as a number of Supermarkets. The area has a number of primary and secondary schools, with the nearby Hamilton College offering a local independent option. There is a wider choice of independent fee paying schools available in Glasgow.

Garrion Bridge offers a speedy commute, with the A71 connecting to the M74 (Junction 8) some 4.6 km (3 miles) to the west, and rail connections at Carluke, Larkhall, Lanark and Hamilton providing regular services to Glasgow, Edinburgh and Beyond. There is also a local bus service to Hamilton and Glasgow.

Description

The land at Garrion Farm comprises a large mixed use site measuring approximately 19.57 hectares (48.36 acres). The site, which was previously used as a market garden, is of an irregular shape and is bounded to the south and west by the River Clyde, to the north by Horsley Brae (A71) and to the east by woodland. Garrion Farm itself is a collection of single storey and two storey farm buildings in varying conditions, which are positioned centrally on the site.

In addition to this, and also sitting centrally on the site, is the B Listed Garrion Tower which has its own private vehicular access from Horsley Brae, however, this is under separate ownership and does not form part of the sale. Whilst much of the site comprises open land, there are a number of areas of concrete hard standing (now overgrown), which are the remains of greenhouses that once occupied the site.



Planning Potential

A hybrid application for planning was granted on 15th September 2022 subject to section 75 agreement.

Planning Permission in Principle (PPP) for up to 150 residential homes on Lots 2 & 3.

Detailed planning granted for a new ghost island entrance to site, spine road, surface water drainage and foul drainage.

The Category B Listed Garrion Tower sits centrally on the site, but outside our client's ownership. The site is not in a conservation area.

A dataroom including a full range of surveys and reports, including a stage 2 SI report, is available on request.

Planning Reference: 21/01258/PPP

Available as whole or in lots	Size in acres (hectares)	Number of Homes (Indicative scheme)
Lot 1 - Whole Site	48.36 (19.57)	150
Phase 1	11.66 (4.72)	85
Phase 2	7.11 (2.88)	65
Remainder of site	29.56 (11.96)	20-30
Lot 2	11.66 (4.72)	85
Lot 3	7.11 (2.88)	65

Local Planning Authority

North Lanarkshire Council
www.northlanarkshire.gov.uk
01698 403 200

Vacant Possession

The property is sold with the benefit of vacant possession.

VAT

The property is not elected for VAT.

Method of Sale

Clean offers are requested on the basis of the granted hybrid planning application, with a strict timetable regarding completion dates.

It is the owners preference to receive bids on a remediated site basis. Remediation specification available.

Further Information

A dataroom including a full range of surveys and reports is available on request.

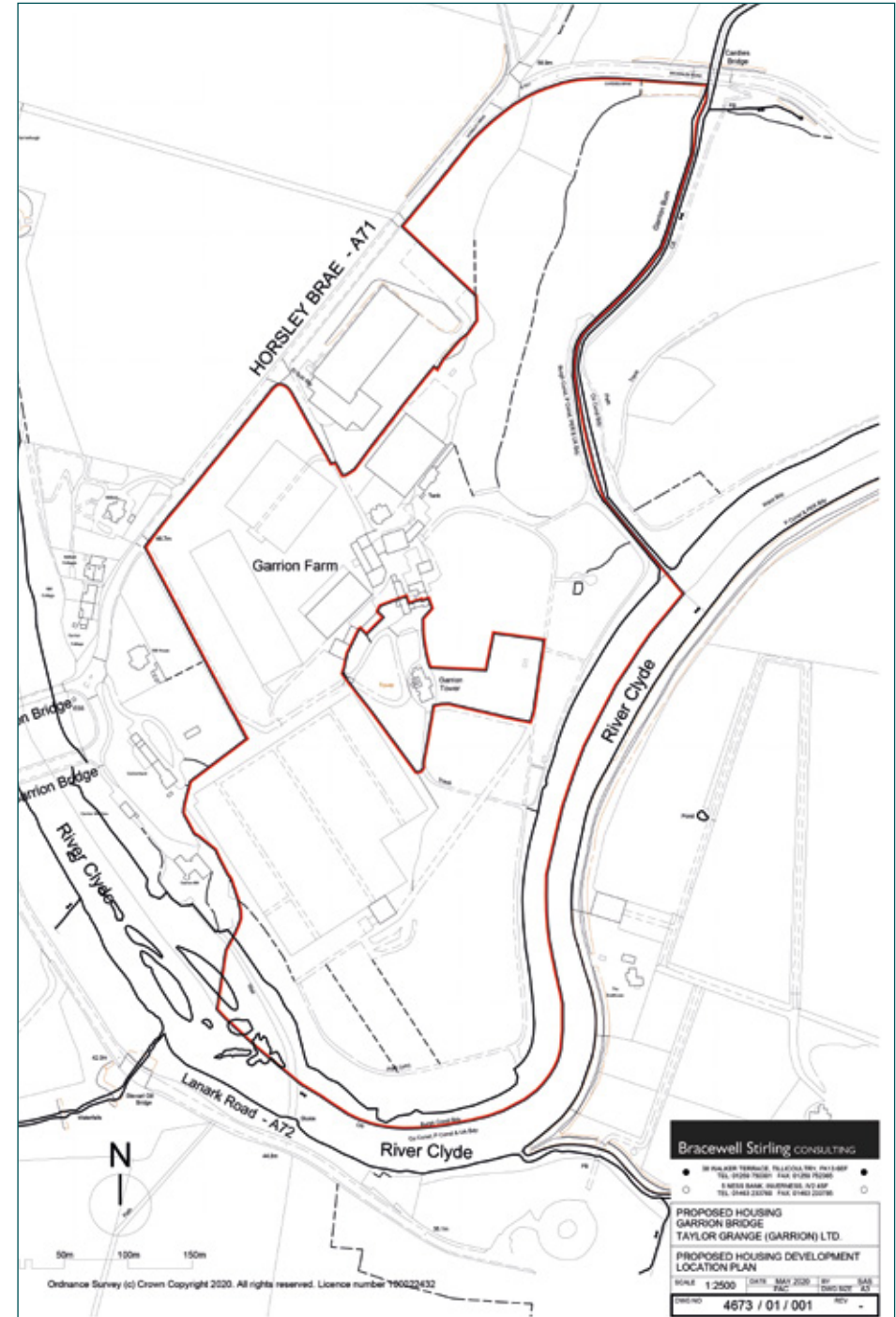
Financial Guarantee/ Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

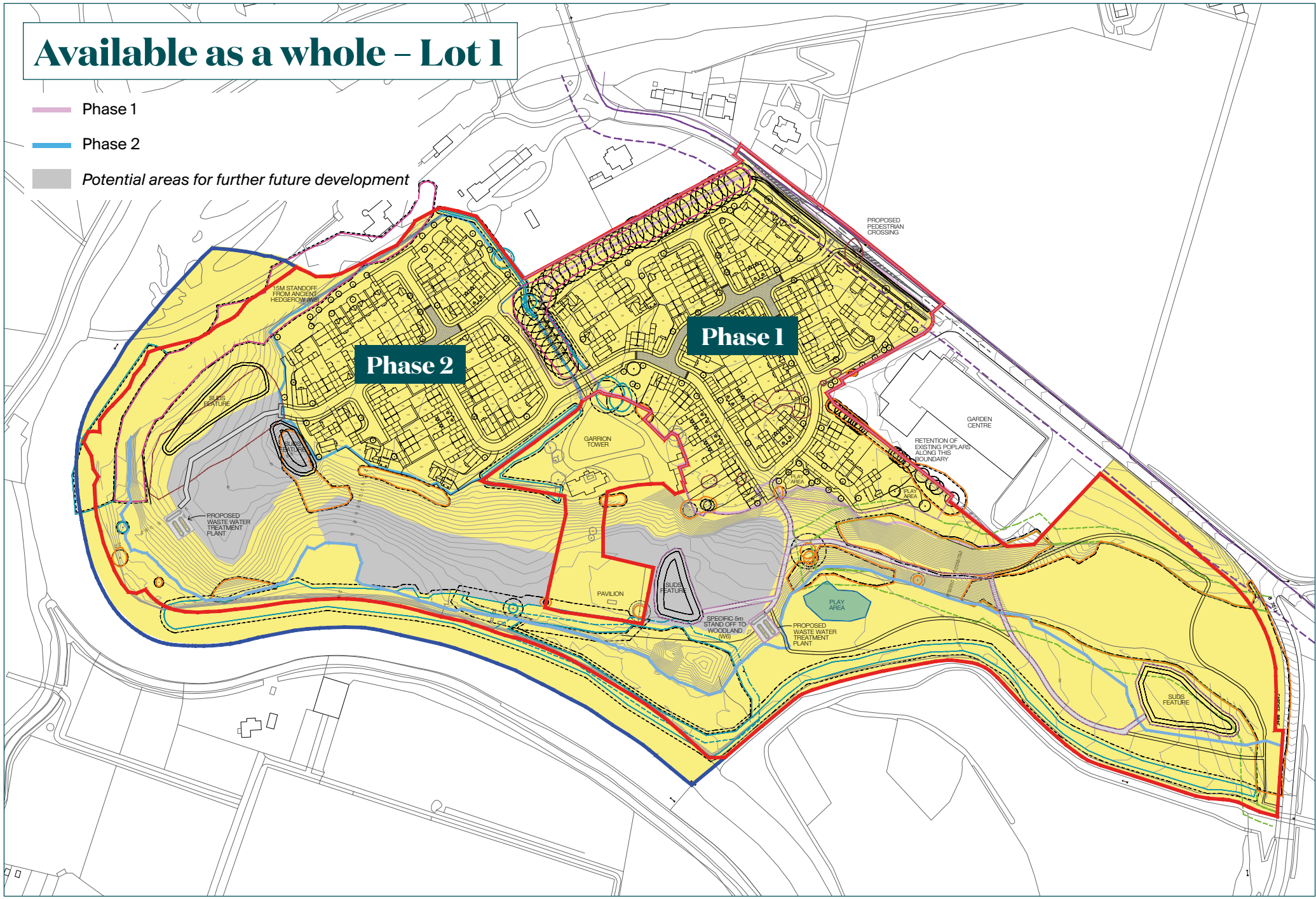
Viewing

Strictly by appointment through Knight Frank on 0131 222 9600

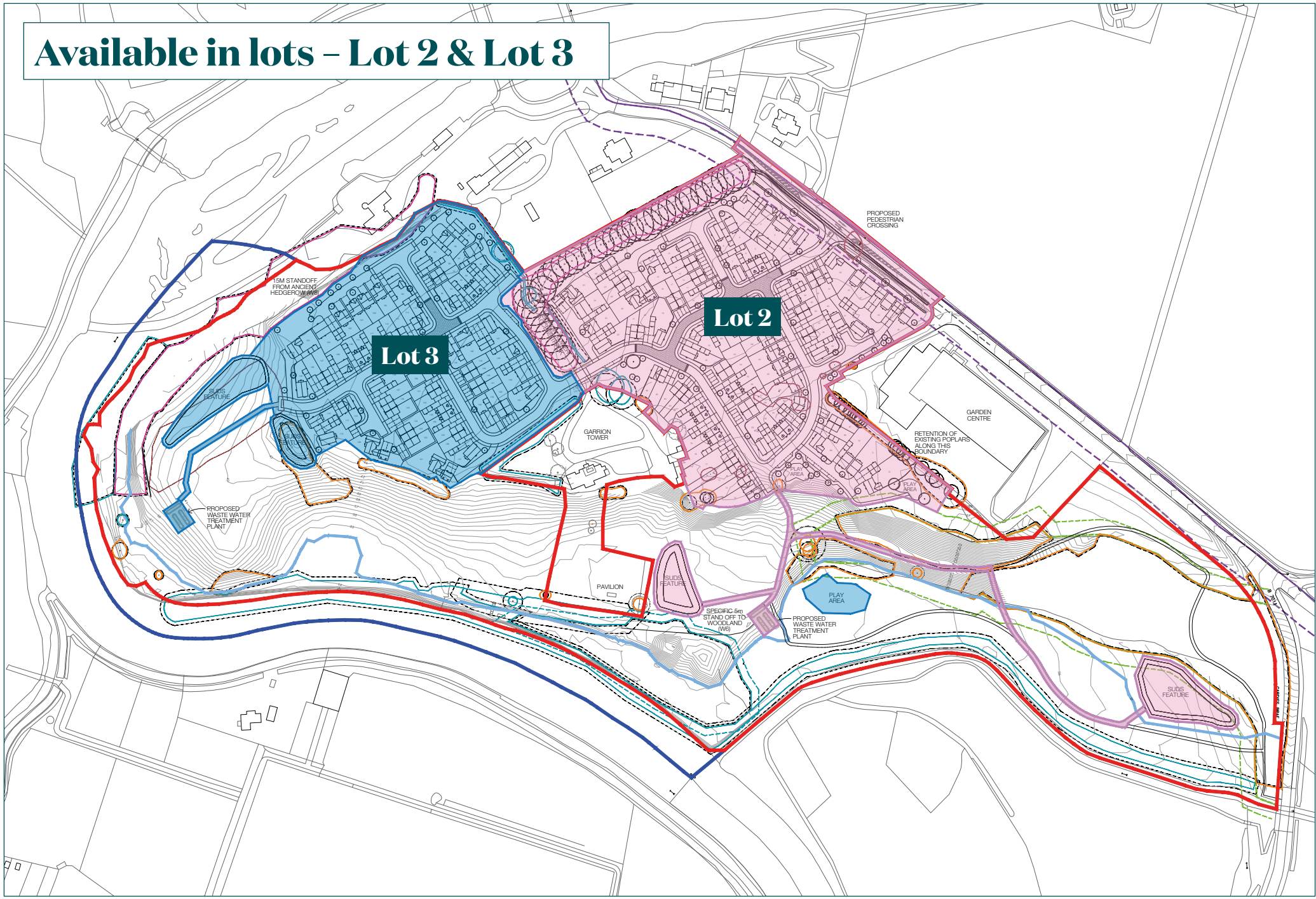


Available as a whole – Lot 1

- Phase 1
- Phase 2
- Potential areas for further future development



Available in lots - Lot 2 & Lot 3





Knight Frank Edinburgh
 80 Queen Street
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 EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Neil Scott
 0131 222 9600
 neil.scott@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated October 2022. Photographs dated November 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term "partner" when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com.