

Plot 19, Station Gate

NETHERBURN, LARKHALL, SOUTH LANARKSHIRE, ML9 3FD



An ideal self build plot which will make a stunning family home of substantial proportions



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McEwan Fraser are delighted to offer to the market this first-class building plot opportunity. The plot would be ideal for self builders or small developers alike and when built it will offer a stunning home with open views to the rear.

The sizable plot measures some 767 square metres and sits beautifully on an end position within a quiet cul de sac. The surrounding properties are now well established within this residential development of high quality exclusive individual homes.

THE PLOT



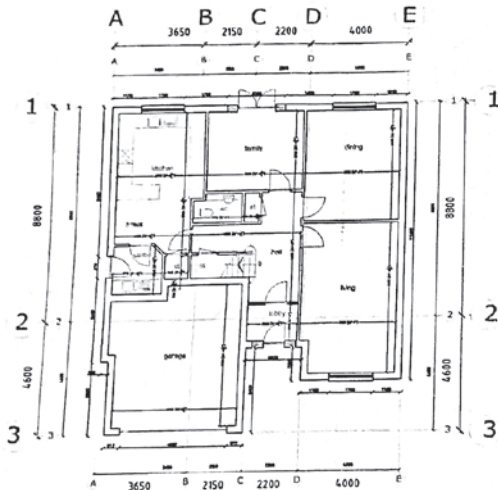
THE SITE PLAN

The plot comes with planning consent for a spacious 5 bed detached home with a Verandah, however the design of the property could be changed if required, subject to planning approval.

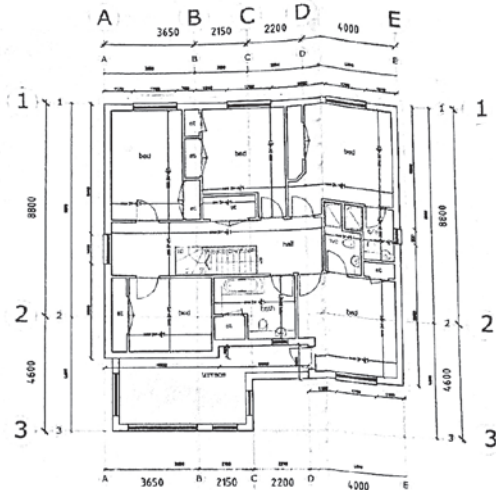
The plot has a small water course running through it which the council have indicated could easily and inexpensively be piped allowing more usable garden space. There is also extra parking spaces to the front aspect that could be created due to the shape of the plot.



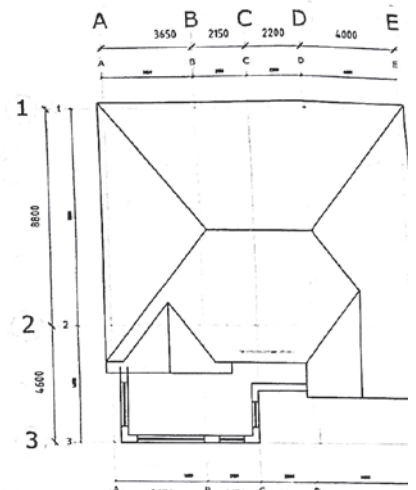
PLANNING CONSENT



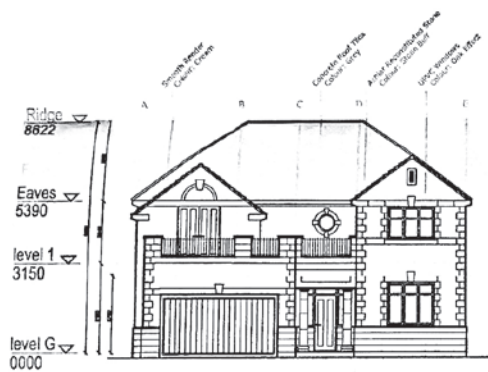
Ground Floor Plan Scale 1:100



First Floor Plan Scale 1:100



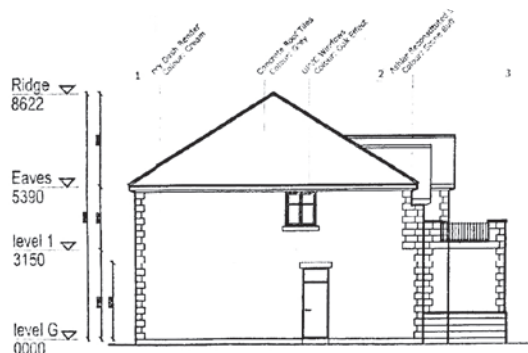
Roof Plan Scale 1:100



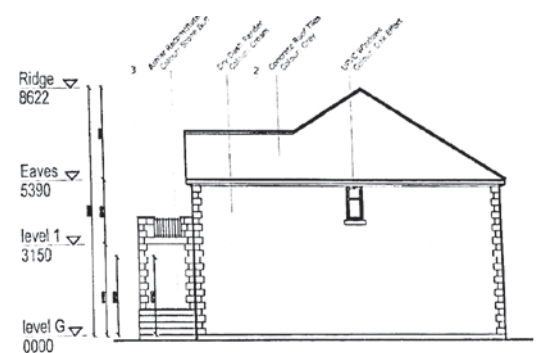
Front Elevation Scale 1:100



Rear Elevation Scale 1:100



Side Elevation Scale 1:100



Side Elevation Scale 1:100

Currently nearby house builders are developing a range of beautiful family homes, pointing to the vibrancy and desirability of this lovely village. For those with a vision and flair for a 'Grand Design' this could be the ideal place. Early viewing is advised.

THE LOCATION

The charming and popular village of Netherburn offers the perfect balance between quiet country living and urban convenience.





It is within easy reach of the major motorway network in central Scotland, the M74 taking you to the city attractions of Glasgow and Edinburgh quickly and easily. The nearby surrounding towns, including Larkhall and Hamilton, provide an extensive range of shopping retailers, pubs, restaurants, bistros along with easy bus and train links to many towns and cities throughout the Central Belt.




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