



BEECHFIELD MANOR

Meikle Earnock Road, Hamilton, South Lanarkshire, ML3 8RN

HAMILTON

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The ever-popular area of Hamilton is going through a bit of a development boost at the moment as though many of the country's top builders and the area boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include a multiplex cinema, sports complex, bowling green, golf course, mausoleum, water park, Hamilton Racecourse, 17th-century museum, a retail park with twenty-four-hour Asda, Strathclyde and Chatelherault Country Parks and Wishaw General Hospital.

Hamilton also benefits from excellent schools at both primary and secondary education levels along with the prized Hamilton College situated in the town.

Ample bus and rail services provide easy access to surrounding areas and on the train, it is only approximately twenty minutes to Glasgow Central train station. The M74 and M8 motorway links provide very easy access in and around the central belt of Scotland.



BEECHFIELD



Beechfield Manor Meikle Earnock Road, Hamilton currently boasts an impressive detached property as part of the overall 7.65 acres available for development which forms part of the LDP and comprises a few stable outbuildings and associated hardstanding on the old garden centre site,

The GDV on the site has been calculated at between **£32,000,000** to **£36,000,000** further details can be obtained on formal request.

Services

We believe that all main services are located in the vicinity of the site; however, prospective purchasers should make their own inquiries with the appropriate service providers.

Rights of Way, Servitudes and Wayleaves

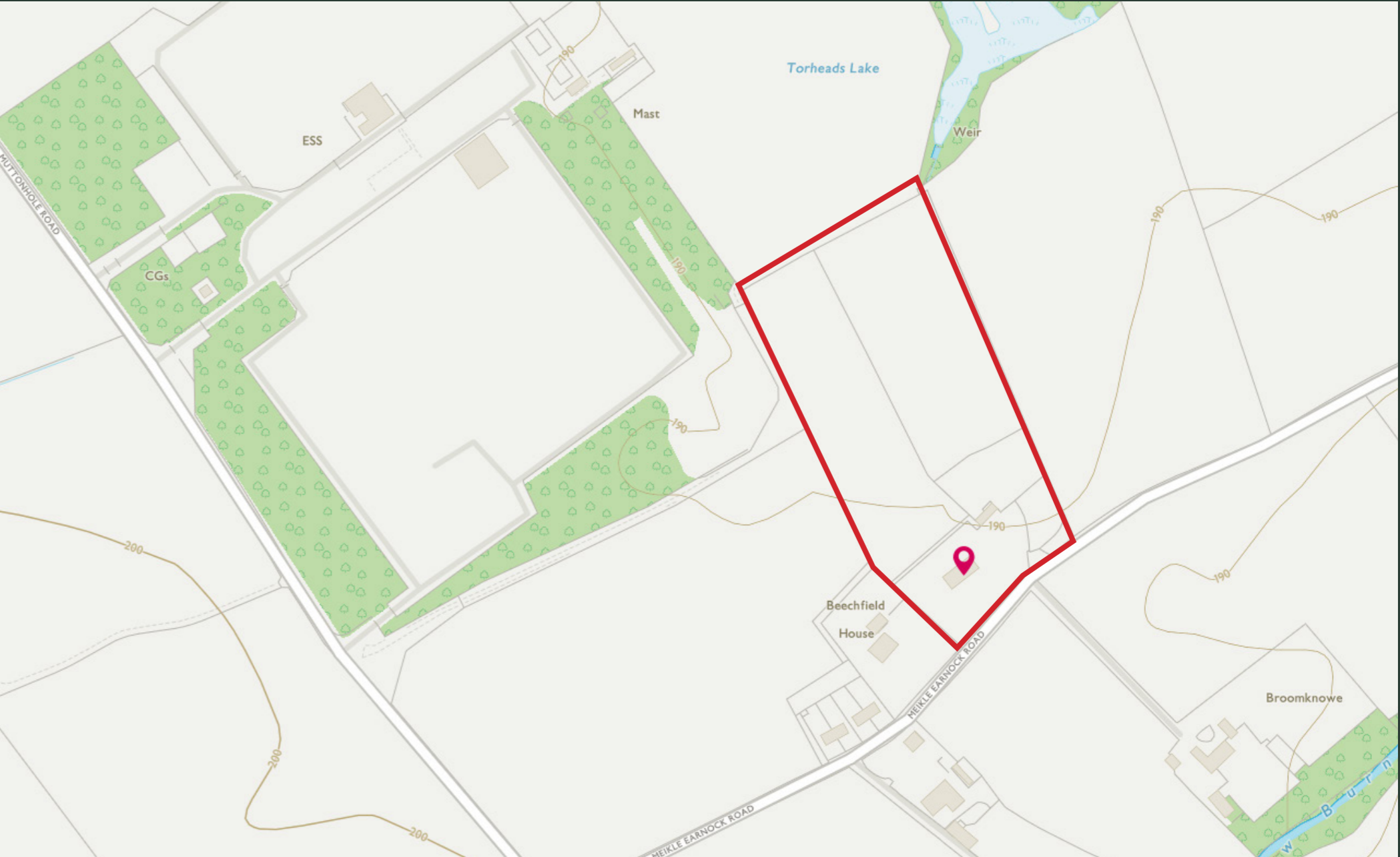
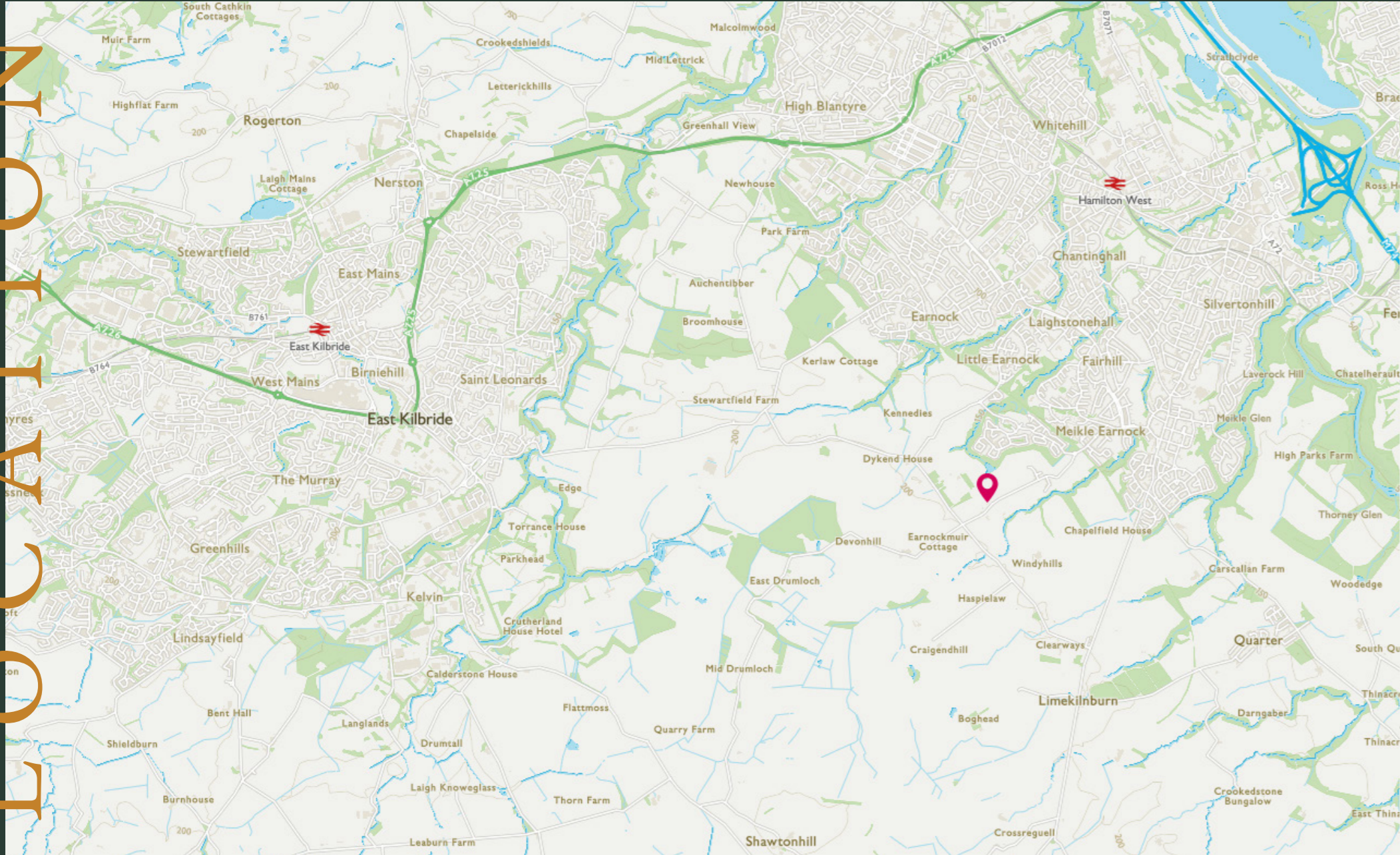
The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private.

The purchaser will be held to have satisfied him/herself as to the nature of all such servitude rights and others.

MANOR










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