

# Plot 39 Farm Road

GLENBOIG, COATBRIDGE, ML5 2RA



*PLOT WITHIN AN ESTABLISHED DEVELOPMENT WITH  
FURTHER PLOTS TO BECOME AVAILABLE SOON*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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We are delighted to offer to the market a very rare opportunity for self-builders or property developers to build a sizable home. The plot is set within an established and sought-after development of beautiful homes at Farm Road Glenboig near Coatbridge.

At a generous 408m<sup>2</sup>, this development opportunity has planning consent in place for a 6-bedroom, 3-bathroom home and all utilities are on-site, so this project is ready to break ground. We envisage a property value of such a build to be valued circa £300,000 plus depending on the quality of finish and layout

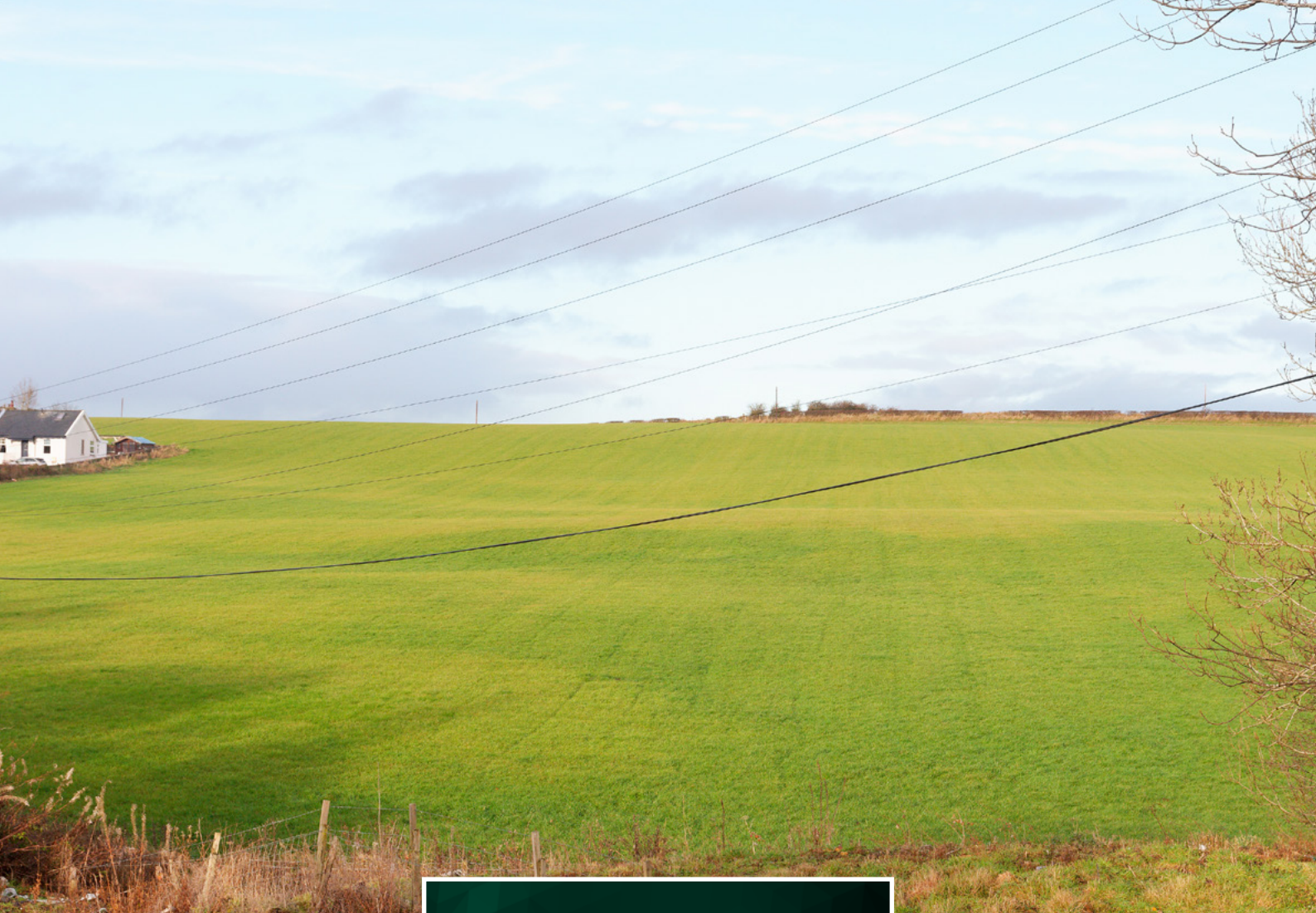
Early viewing is a must for anyone with a flair for a 'Grand Design'.

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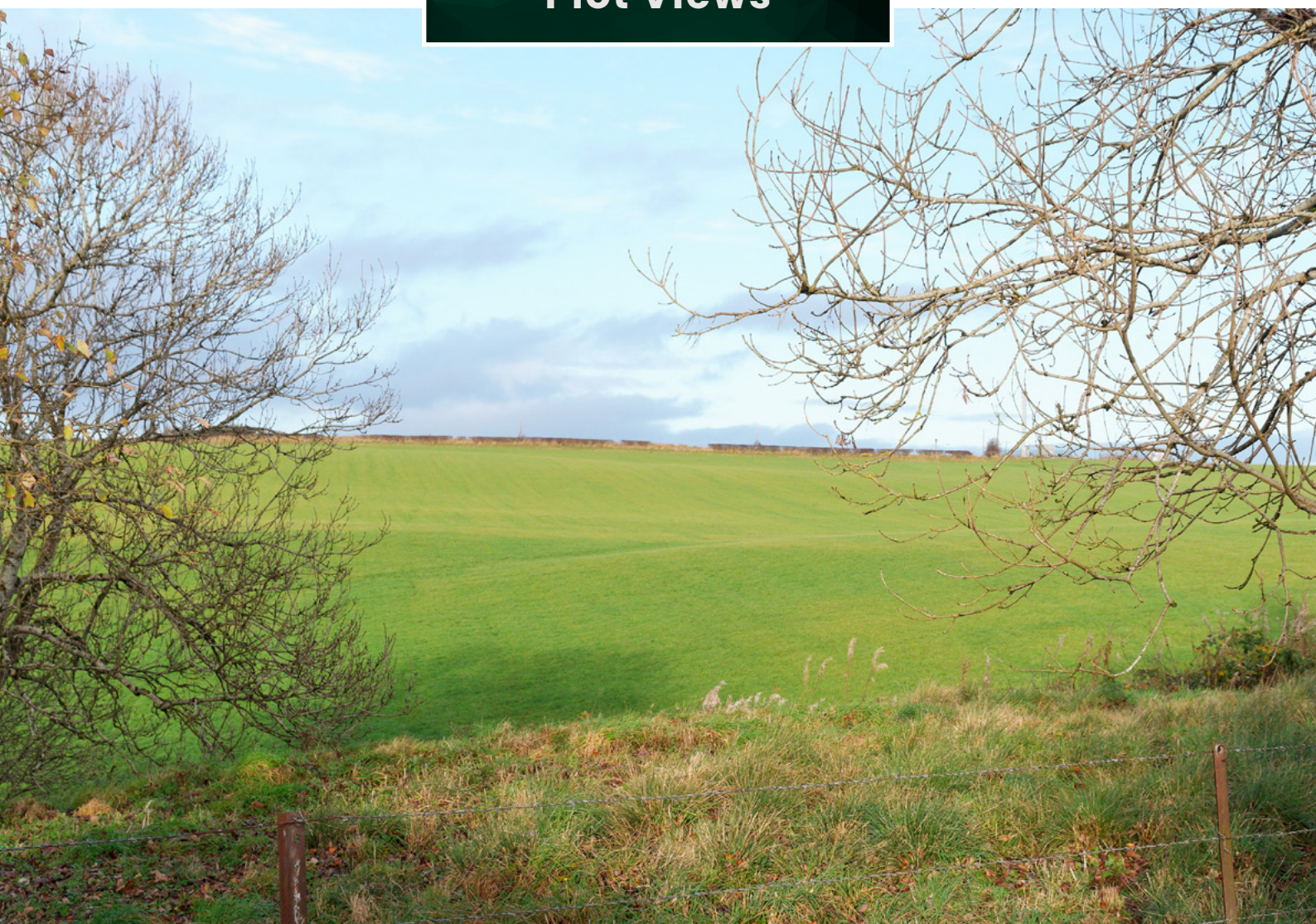








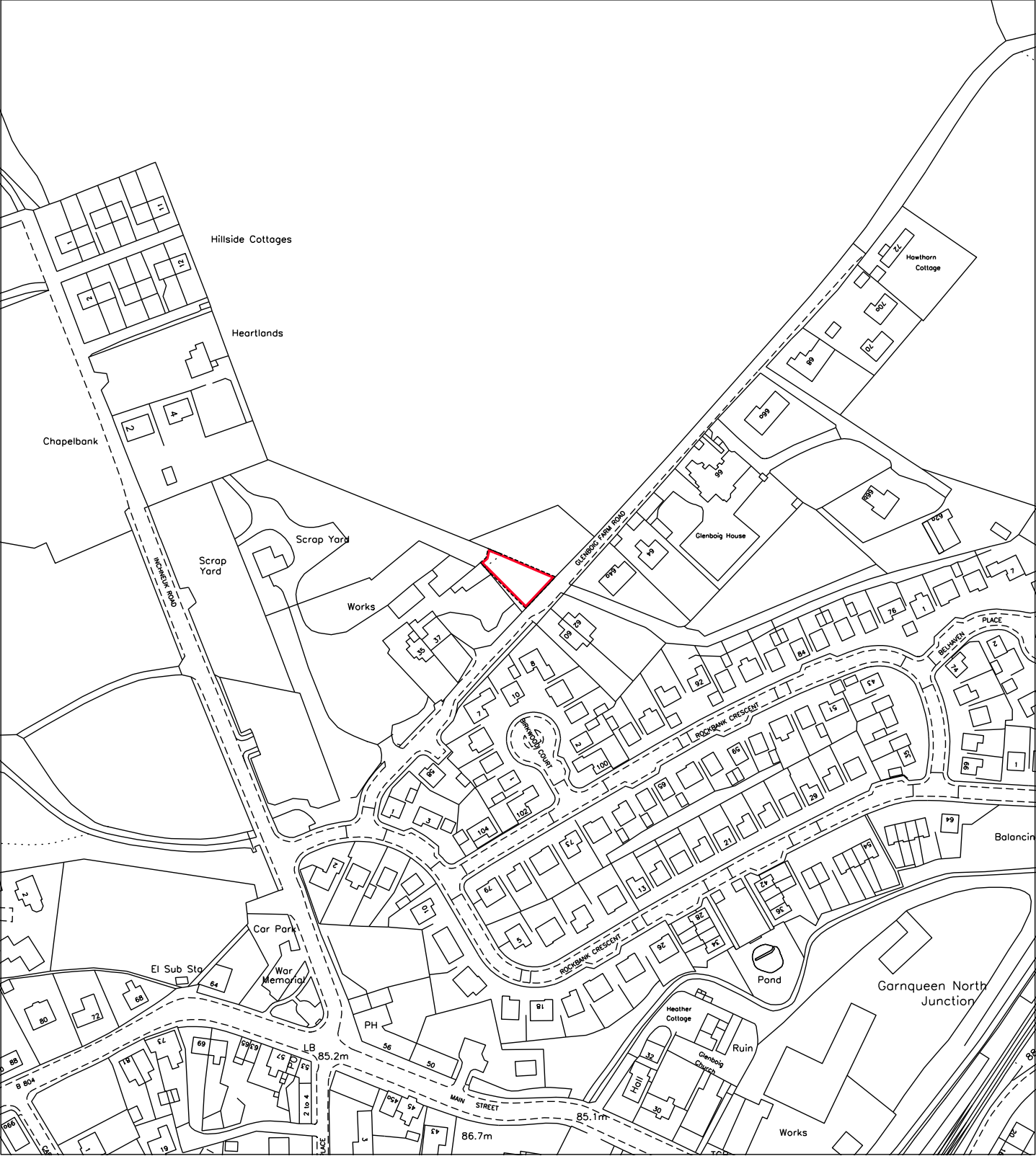


## Plot Views





<div></div> <div>LAND REGISTER OF SCOTLAND</div>	Officer's ID / Date	TITLE NUMBER
	6581 3/4/2019	<b>LAN236662</b>
<div></div> <div>ORDNANCE SURVEY NATIONAL GRID REFERENCE</div>	<div>140m</div>	
	NS7268 NS7269	Survey Scale 1/2500
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Title Plan





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The plot is set in the semi-rural village of Glenboig on the edge of Coatbridge, close by are local amenities which includes, schooling, shopping, restaurants, pubs, banks, train stations and bus routes.

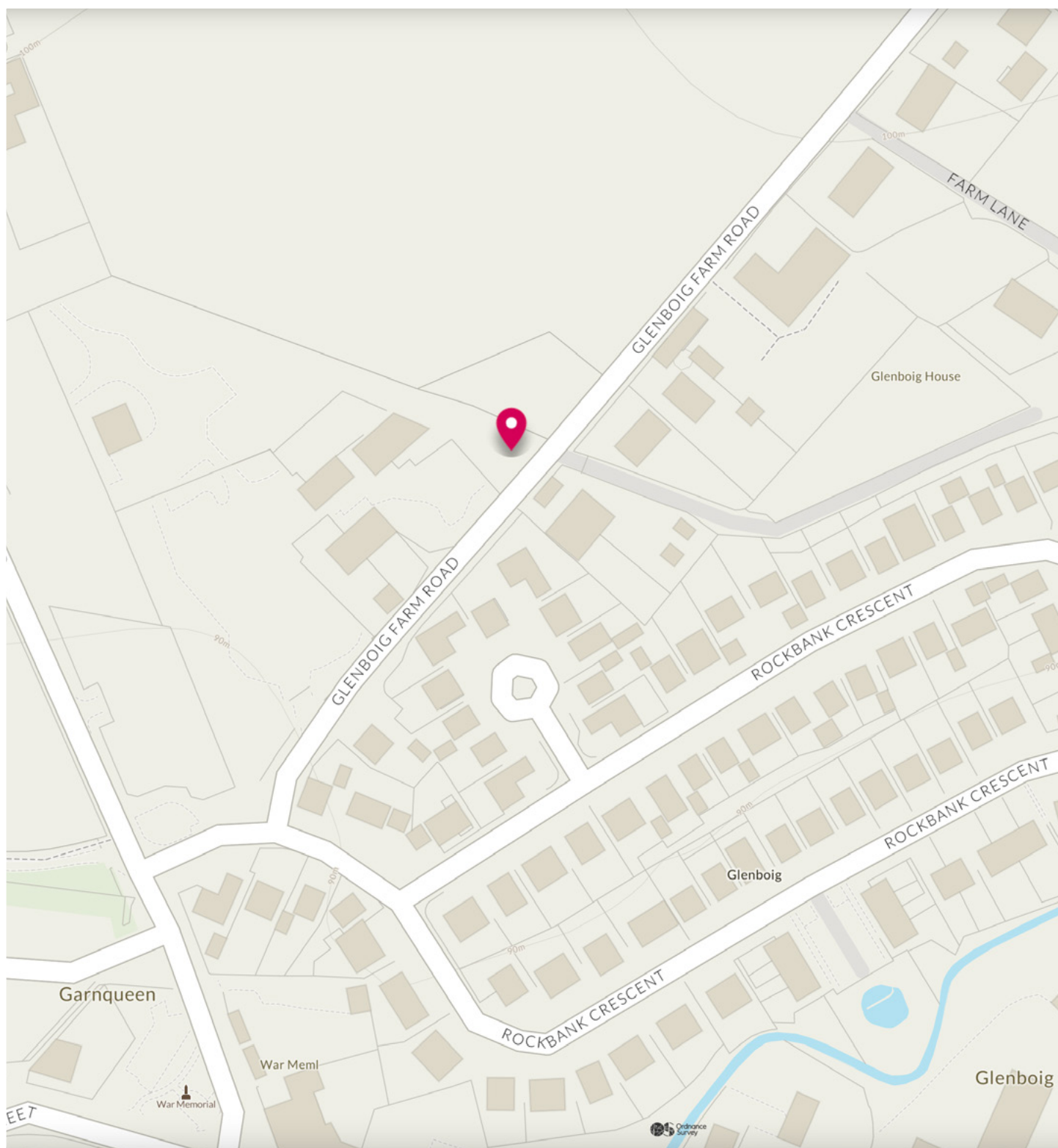
There are excellent links to the M8, M80, M73 and M74 Motorways allowing easy commuting for Glasgow, Edinburgh, Stirling. All points South as well as Glasgow City centre, which offers a vast array of quality shopping facilities, restaurants and pubs is approximately twenty minutes drive from the development. In addition, there are several recreational and leisure pursuits available, including golf clubs, a leisure complex with Drumpellier Country Park also close by.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MARK WATSON**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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