

Peebles
Call 01721 723999

Guide Price £100,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Plot 1 Candymill, Candymill Road, Biggar ML12 6FJ

A unique opportunity to build your dream home in a fantastic countryside setting just a short drive from the popular town of Biggar. The plot is level, ready for building and comes with full planning consent for the erection of a four bedroom dwelling house.

SITUATION

The plot is located at Candybank around 2 miles east of the historic market town of Biggar which lies on the northern edge of the Southern Uplands and has been a Royal Burgh since 1451. The town has many attractions including its famous Victorian Puppet Theatre, museums, arts festival and the yearly Biggar Bonfire. Nearby, the popular walk up to Tinto Hill gives commanding views over the Clyde Valley. The town's main street is home to a wide variety of retailers catering for everyday needs. It also has a fine selection of restaurants, bistros and cafes. Excellent schooling is available with modern primary and secondary schools. There are various links to Edinburgh, Lanark and Peebles with a rail link found in Lanark.

THE PLOT

Situated at Candymill Road which lies just off the A702 around 2 miles east of the town of Biggar.

AREA

The area extends to 1175 m² and the ground is level and bounded by a timber fence, a road and a small burn.

PLANNING STATUS

Full planning consent has been granted for the erection of a four bedroom family dwelling house. Planning documents can be viewed at www.southlanarkshire.gov.uk. Reference CL/16/0073

Provisional Accommodation Comprises:

- Spacious Lounge / Diningroom
- Kitchen
- Separate Utility room
- Cloakroom

- 4 Bedrooms
- Family Bathroom

SERVICES

Electricity and water services are located on the edge of the plot. Private water supply is close by and services the surrounding properties. A SEPA report has been obtained.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.