



Site Blair Road , Crossford, ML8 5QR Offers over £274,995

AB Properties are delighted to present to the market this fantastic development opportunity in the village of Crossford, nestled within the heart of the Clyde Valley.

The site itself extends to approximately 1.7 acres in total with planning permission in principle. All services are nearby and easily accessible.

For more information please visit the South Lanarkshire Council Planning and Building Standard website-

<https://publicaccess.southlanarkshire.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Application Number - P/18/0454

Location-

The site is located on Blair Road, an idyllic semi-rural location on the outskirts of Crossford yet only a short drive to the village centre and bustling nearby towns of Lanark, Carluke and Hamilton where a wider range of facilities, including a train stations, can be found. Local villages along the valley provide a range of shops and services, as well as the highly reputable Underbank Primary School. The plot is within easy commuting distance of the M74 and M8 for easy access within the central belt of Scotland.

Viewing

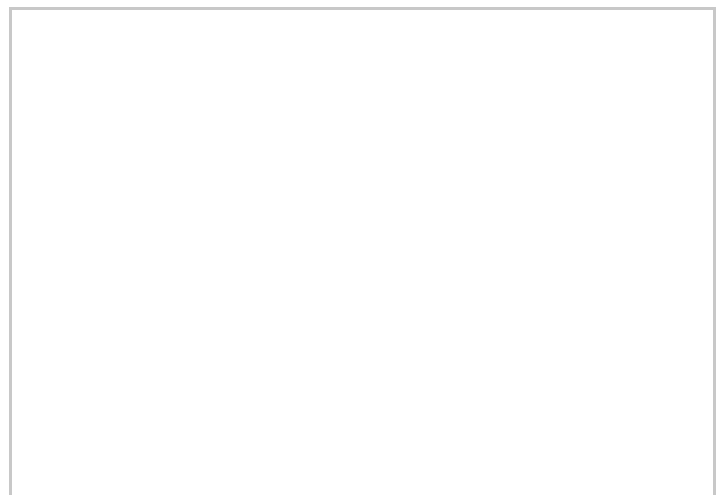
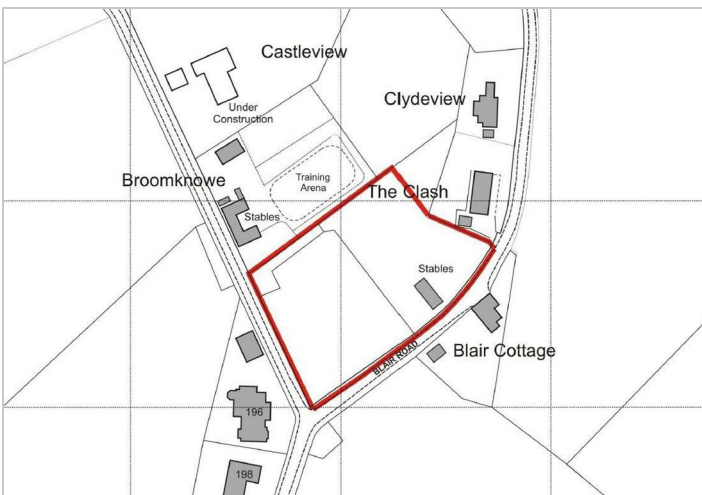
Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	



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