

RURAL DEVELOPMENT OPPORTUNITY

DEVELOPMENT LAND BY CARMABEN BRAE • DOLPHINTON • WEST LINTON • EH46 7HF



DM HALL

Property Details

A fantastic commuter site adjacent to an exclusive and established residential area

Biggar 8 miles (approximately)

Edinburgh 22 miles (approximately)

Glasgow 31 miles (approximately)

Approximately 2.60 Ha (6.44 acres).

Guide Price £650,000

LOCATION

Dolphinton is a quaint rural village located in South Lanarkshire, close to the border with the Scottish Borders. Situated approximately 22 miles south of Edinburgh, the village lies on the A702, offering direct road access to the capital and the central belt, making it an excellent location for commuters. The village is surrounded by open countryside and farmland, with scenic views toward the Pentland Hills and Tinto Hill. Local amenities are available in nearby villages and towns, including West Linton (6 miles) and Biggar (8 miles), both offering a range of shops, cafes, primary schools, and medical services. Secondary schooling is available in Biggar and Peebles; and a larger range of shops and services are available in Penicuik, Biggar, Lanark and Peebles.

The subjects of sale are accessed through an established prime residential area, surrounded by the open countryside and a residential street to the south and south-east.



DESCRIPTION

This is an exceptional opportunity to acquire a prime site extending to approximately 2.60 hectares (6.44 acres) allocated within the village settlement line in the current Local Development Plan. This is a popular commuter village, with potential for further residential development, subject to obtaining the necessary consents. A copy of the South Lanarkshire LDP Strategy and Settlement Maps are available from the selling agents.

The site is currently to grass with mature trees on the boundary edge to the north and west. The area is affected by overhead lines. The site is not affected by any current or future flood risk at this time according to SEPA flood maps. UK Radon Maps reference 1-3% radon potential over the south of the site only. The site is not presenting as being affected by historic mining according to the current Coal Mining Remediation Authority data maps. We are not aware of any designations over the land

SERVICES

We are not aware of any service connections over the property and purchasers will need to make their own enquiries in that regard.

PLANNING

The site is within the current local development plan village settlement line but does not benefit from any current planning consent or site investigation reports. Further information can be found here:
<https://www.southlanarkshire.gov.uk/developmentplan2>

The National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and previous Scottish Planning Policy. Relevant Policy can be viewed here:
<https://www.gov.scot/publications/national-planning-framework-4/pages/3/>

Interested parties enquiring on future planning applications can obtain a quotation for independent advice from Paul Hughes of Glen Etive Projects:
<https://www.glenetiveprojects.co.uk/contact-us>
paul@glenetiveprojects.co.uk
0785 256 8874

ACCESS & BOUNDARIES

The property is accessed from Carmaben Brae. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the fence line lies outside the legal boundary.



RATEABLE VALUE

No rateable value currently applies to this land. However the subjects may require to be assessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk.

PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

LOCAL AUTHORITY

South Lanarkshire Council
<https://www.southlanarkshire.gov.uk/>

SOLICITOR

Morton Fraser MacRoberts: <https://www.mfmac.com/>

THIRD PARTY SERVITUDES AND BURDENS

The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

HEALTH AND SAFETY

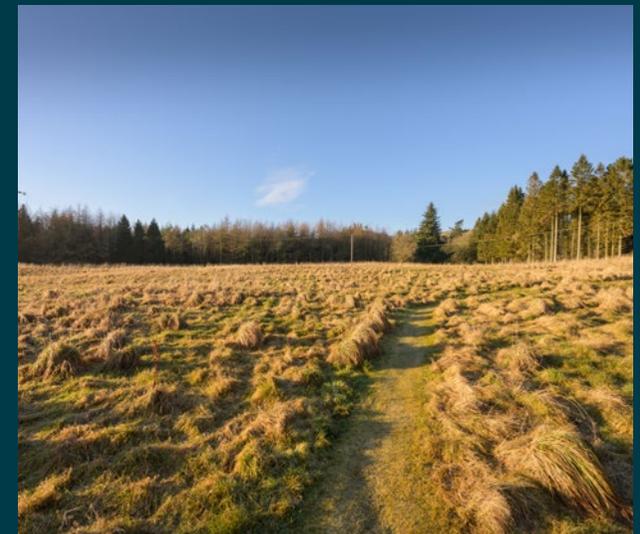
This is a rural property and appropriate caution should be exercised at all times, particularly in reference to uneven land surfaces. No site surveys have been carried out over the land.

VIEWINGS

Are by appointment and may be accompanied. Appropriate caution should be exercised at all times in relation the to Health & Safety statement above.

DIRECTIONS

The postcode is EH46 7HF. Alternatively, please use the following link: <https://w3w.co/landmark.pads.basics>





CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

ENTRY

By mutual agreement.

OFFERS

Offers are invited for our client's heritable interest, exclusive of VAT (if applicable). If a purchaser wishes to pursue development, the anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density plan, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser. All offers should include a Guaranteed Minimum Price. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred, if applicable.

Offers not for development must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

VAT:

All prices quoted are exclusive of VAT which is not understood to be chargeable.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

ANTI-MONEY LAUNDERING COMPLIANCE: DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

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