



# Plot at Manse Road

FORTH, SOUTH LANARKSHIRE, ML11 8AJ

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

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## Plot at Manse Road

MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET A GENEROUSLY PROPORTIONED BUILDING PLOT SITUATED IN A WELL-ESTABLISHED RESIDENTIAL AREA WITHIN THE VILLAGE OF FORTH, SOUTH LANARKSHIRE.

The Site: The total site area is 656 sqm. The plot would be ideal for self-build or small developers alike.

Planning Permission: The current owner is awaiting Planning Permission for the erection of a three-bedroom detached dwelling house with associated parking. Details are available on South Lanarkshire Council's website at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk) or by contacting our office for further information. Prospective purchasers should make their own enquiries with the local Planning Department should they wish to alter the house type for this family home.

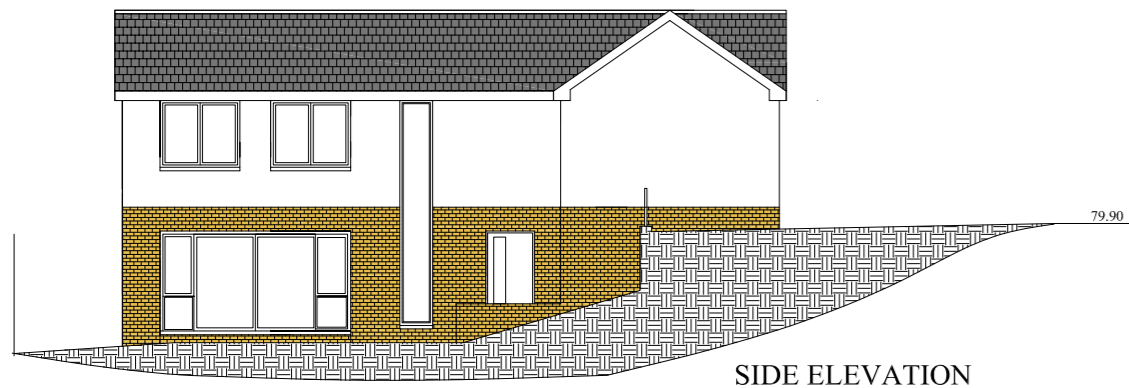
Services: There is good accessibility to the plot from the main road. There are other residential dwellings locally therefore we understand all services to be within the vicinity of the plot. Prospective purchasers should however make their own enquiries with the appropriate service providers.

The above details are understood to be correct but will not form any part of a contract. Interested parties should satisfy themselves on all details.

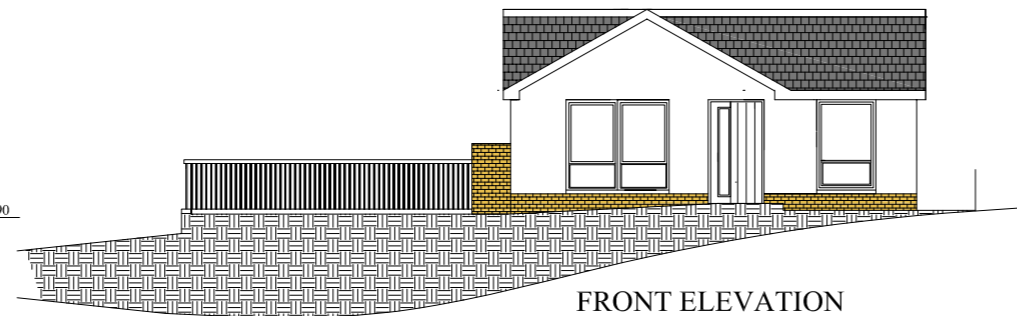


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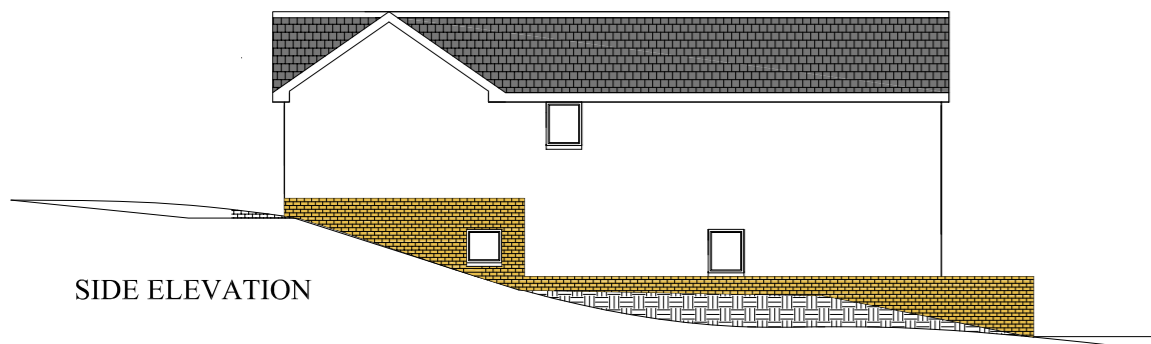




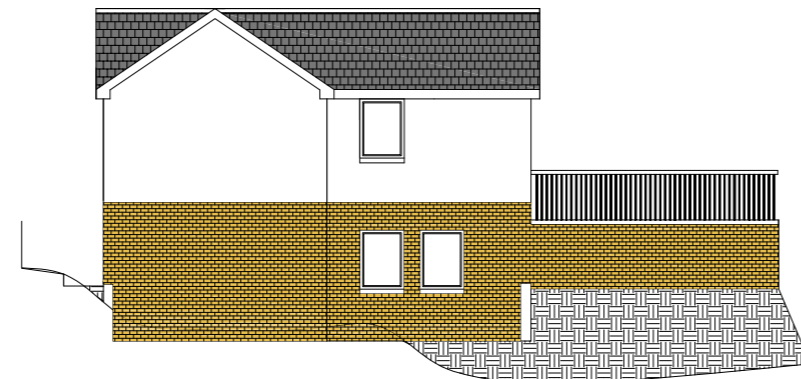
SIDE ELEVATION



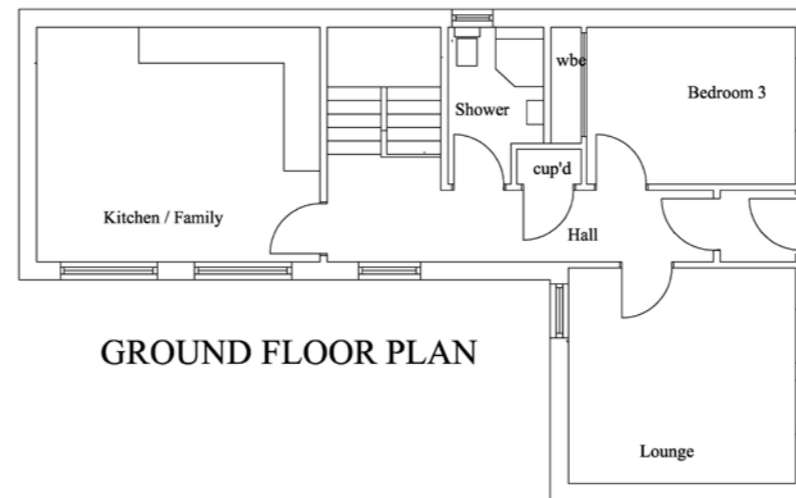
FRONT ELEVATION



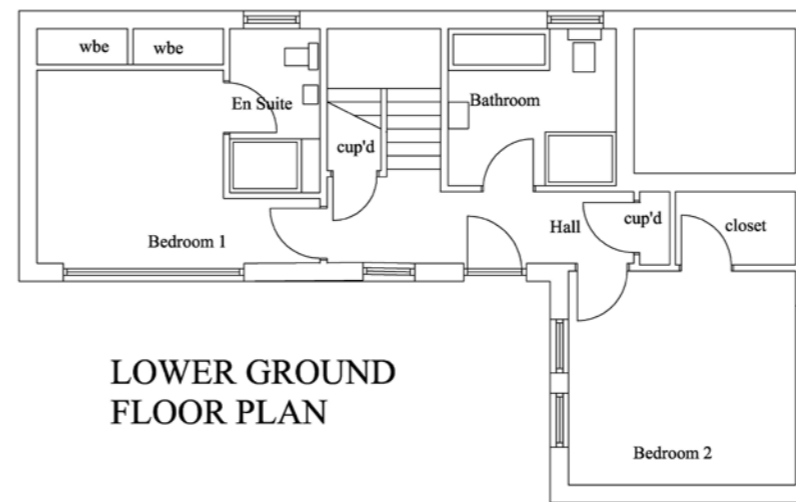
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

# Site Plan & Elevations



SITE PLAN

0 2 4 6 8 10



## The Location

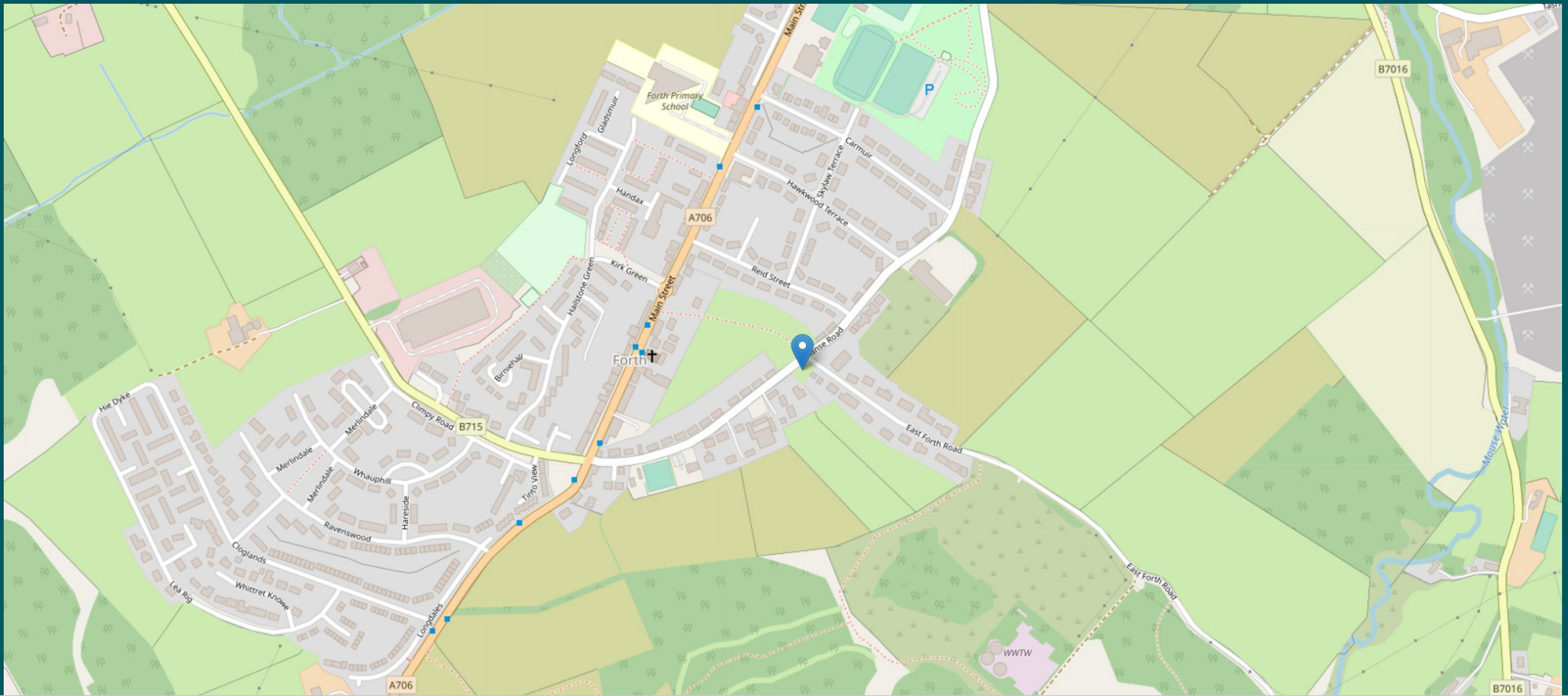
THE PLOT AT MANSE ROAD IS LOCATED IN THE VILLAGE OF FORTH WHICH HAS ITS OWN TRADITIONAL HIGH STREET WITH MANY SHOPS AND SERVICES CATERING FOR MOST DAILY NEEDS.

For those seeking a wider choice, there is access by either private or public transport to many of the larger surrounding towns such as Lanark, Bathgate, Livingston or if required even Glasgow and Edinburgh.

The village has its own sports centre while many other field and rural pursuits are to be found within the surrounding area. Schooling for all ages is also to hand. The plot is ideally placed for the commuter roughly equidistant between Glasgow and Edinburgh. There is straightforward access to either city via the nearby M8 or mainline train.

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# McEwan Fraser Legal

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