

Land at Sarah Drive

SARAH DRIVE, LARKHALL, ML9 1ES

Unique opportunity to purchase a site with residential development potential



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LOCATION

The site is located south of Sarah Drive in Larkhall, an established town within South Lanarkshire, positioned approximately 18 miles south-east of Glasgow and well placed for access across the Central Belt.

Larkhall town centre, focused around Union Street, lies within easy reach and provides a broad range of day-to-day retail, service and leisure amenities. The immediate offer includes a strong mix of national operators such as Boots, Farmfoods, Subway, Co-op and Specsavers are located approximately 0.6 miles north of the site. Alongside local convenience retail and independent café/food-and-beverage occupiers which contribute to a vibrant, community-led high street. The wider amenity provision is further supported by a number of national supermarket in the town including Asda c. 0.5 miles from the site, Lidl (c. 1.2 miles), Iceland (c. 0.5 miles) and B&M (c. 0.5 miles), underpinning strong local shopping provision.

The area benefits from strong public transport connectivity. Larkhall Railway Station approximately 0.6 miles north of the site provides direct services to Glasgow Central, with a journey time of 35 minutes, making the location attractive for commuters and businesses seeking connectivity into the city. Regular bus services also operate through the town, providing convenient links to surrounding settlements and key destinations, including frequent services towards Hamilton, East Kilbride and the wider Lanarkshire area.

Larkhall is well served by green space and leisure amenities in close proximity, including Larkhall Leisure Centre (with swimming facilities) and nearby golf provision.

The site lies within the catchment area of schools, St Mary's Primary School, approximately 1 miles north of the site and Holy Cross High School approximately 5.9 miles west, located in Hamilton. The catchment area of schools Robert Smillie Memorial Primary School is approximately 1.2 miles south west and Larkhall Academy, which the site is adjacent to, include the site.



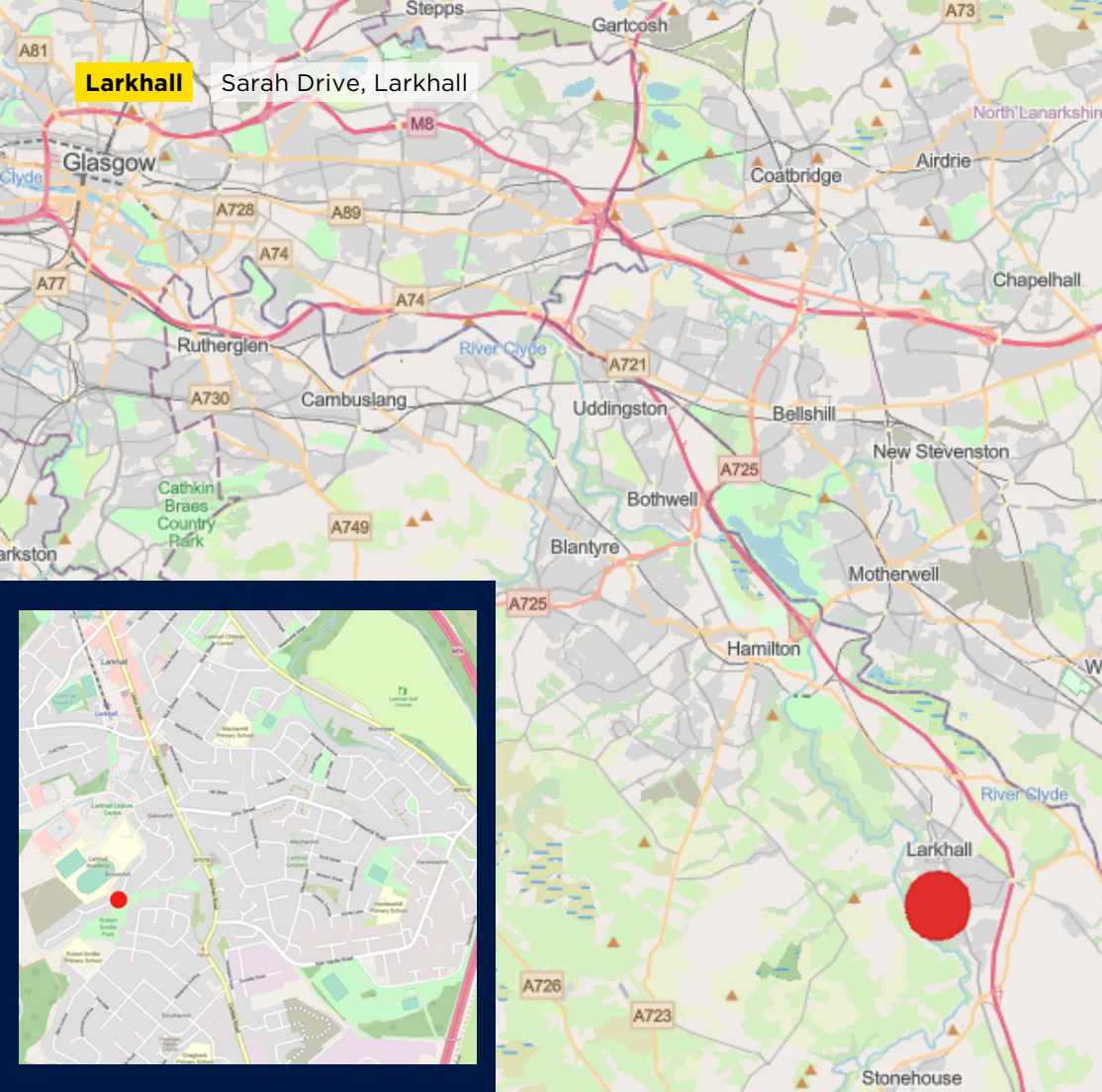
DESCRIPTION

The site extends to 0.67 acres and is roughly rectangular in shape. The site is accessed from Sarah Drive. The north and west of the site is bound by new homes developed by Lovell Homes. The east and south are bound by older residential accommodation. The site has a slope from northwest to southeast.

PLANNING

The site is allocated as part of a larger housing land supply site within the current South Lanarkshire Local Development Plan adopted in 2021. The site is located in a Coal Mining Reporting Area however no coal mining features have been identified on site and the coal authority raised no objections on previous applications.

The site is designated as part of the green network. The site is considered relatively constraint free with no known designated natural or heritage assets and no risk of fluvial flooding.



Larkhall Sarah Drive, Larkhall

METHOD OF SALE

The Heritable Interest (Freehold) of the property is offered for sale.

Parties should note interest with Savills in the first instance in order to be kept informed of any updates and to receive any further information.

The owner reserves the right to sell the property without reference to any other party.

TECHNICAL INFORMATION

A suite of technical information is available from the selling agents via the data room.

VAT

The site is/is not been elected for VAT purposes.

CONTACT

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