

**FOR SALE**  
RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY

# LAND AT STRATHAVEN GOLF CLUB

GLASGOW ROAD, STRATHAVEN, ML10 6LZ

0.78 HECTARES (1.92 ACRES)

- Greenfield site extending to approximately 0.78 hectares (1.92 acres)
- Located in Strathaven, a sought after South Lanarkshire suburb
- Local Development Plan allocation for housing
- Impressive views overlooking Strathaven Golf Club
- Attractive residential environment
- Excellent transport connections and nearby facilities





## LOCATION

Strathaven is located in the South Lanarkshire Council area, approximately 25 miles south east of Glasgow City Centre. The historic market town benefits from good transport links and is ideally placed for commuting to both Glasgow and Edinburgh. The A71 offers good links onto the main motorway network connecting onto the M77, M74 and M8. There are 8 train stations within a 7 mile radius of the town, providing links into Glasgow City Centre within 30 minutes (from East Kilbride).

A wide range of residential amenities and services are available in Strathaven including a supermarket, various restaurants, cafés and shops. Meanwhile, an extensive range of facilities are available nearby in East Kilbride. The local secondary school, Strathaven Academy is highly regarded and has been revealed as the best performing school in South Lanarkshire. For denominational schooling, Holy Cross High School in Hamilton (8 miles) is the country's second top performing denominational school.

## LAND AT STRATHAVEN GOLF CLUB GLASGOW ROAD, STRATHAVEN, ML10 6LZ 0.78 HECTARES (1.92 ACRES)



---

LAND AT STRATHAVEN GOLF CLUB  
GLASGOW ROAD, STRATHAVEN, ML10 6LZ  
0.78 HECTARES (1.92 ACRES)

## BACKGROUND

Strathaven Golf Club has taken the decision to dispose of land on the edge of the golf course. In turn, the proceeds will facilitate the relocation of the current green keepers accommodation and provide alternative fit for purpose modern accommodation elsewhere on the course. The Club has a degree of flexibility as to how this will be achieved and will therefore consider a disposal on either of the following basis’:

- An outright sale of the proposed residential development site, with the Club being responsible for procuring and managing the delivery of the replacement green keepers accommodation; or
- A development partner who would acquire the proposed residential development site, and also deliver the new green keeper accommodation to the required specification.

Timing is crucial for this requirement given the need to have new greenkeeper accommodation in place when the existing accommodation is demolished.

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

The site extends to approximately 0.78 hectares (1.92 acres) and is situated on the south eastern corner of the golf course overlooking the first fairway. The positioning of a small practice green will be relocated to accommodate the development.

The proposed residential element will be accessed via a new road junction and access road off Overton Avenue (subject to RCC).

The site offers stunning views over the golf club to the north, with Strathaven village to the south.

The proposal represents the opportunity to purchase a Greenfield site in an attractive residential setting.



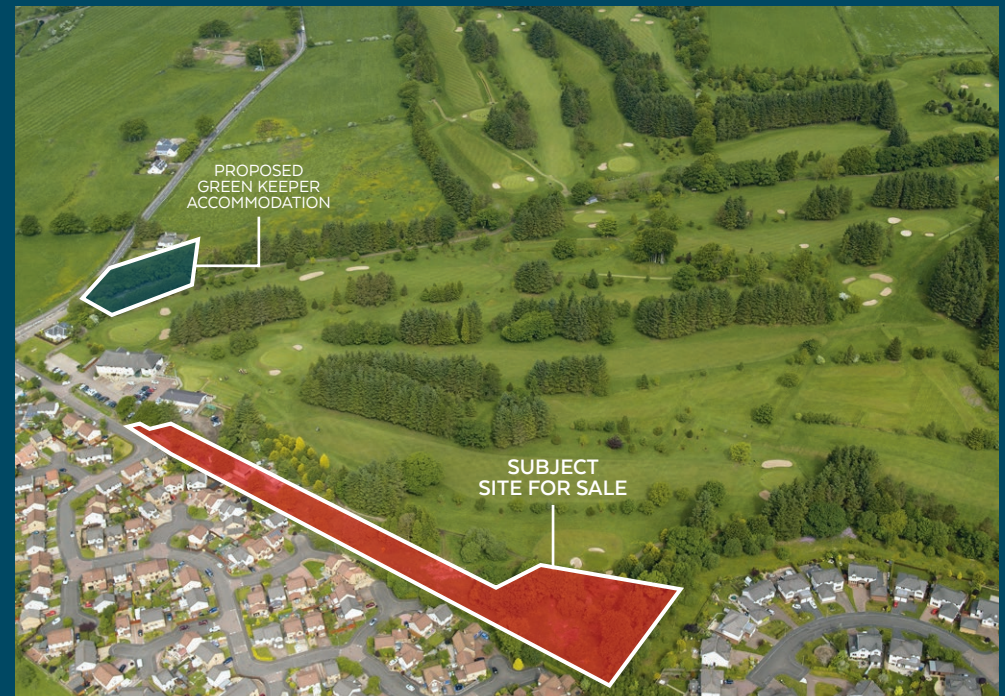
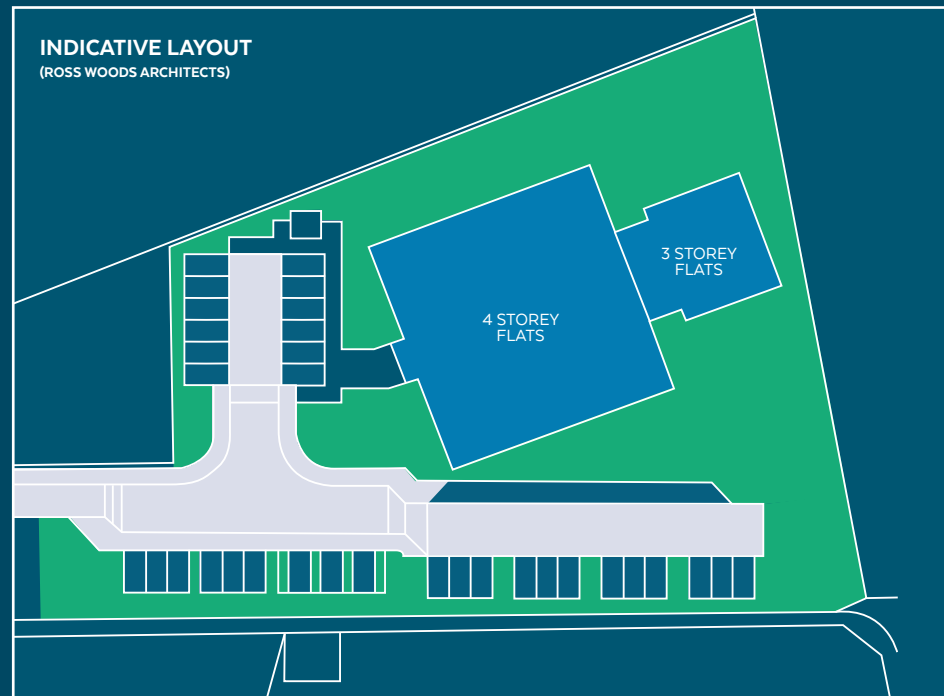
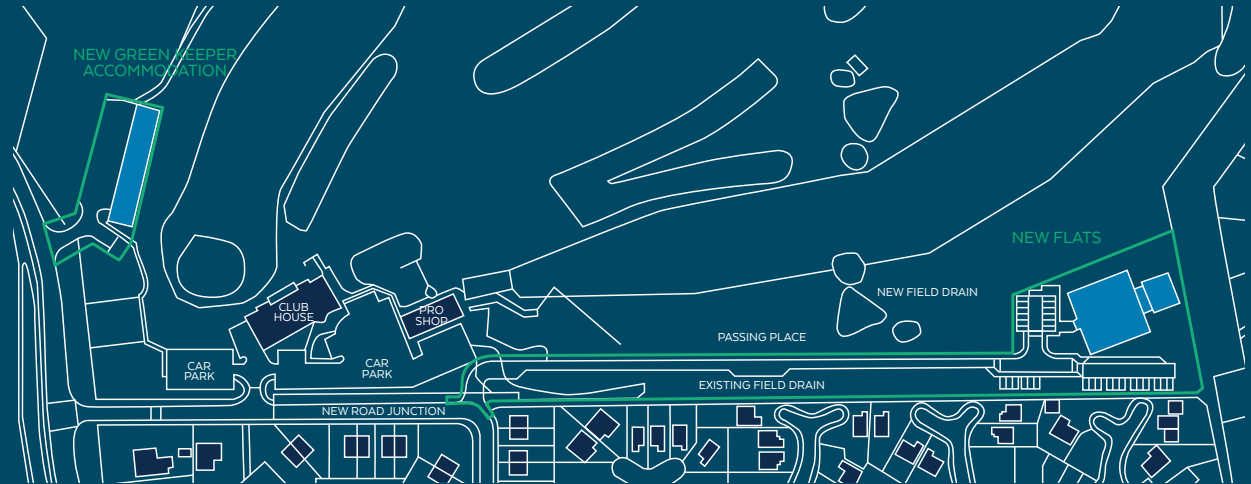
**LAND AT STRATHAVEN GOLF CLUB**  
GLASGOW ROAD, STRATHAVEN, ML10 6LZ  
0.78 HECTARES (1.92 ACRES)

**PLANNING**

Within the South Lanarkshire Local Development Plan (adopted 2015) part of the site benefits from a Housing allocation.

Ross Woods Architects have entered into initial discussions with South Lanarkshire Council regarding the principal of a residential development comprising circa 19 apartments. An indicative layout plan and copies of correspondence with South Lanarkshire Council is available for download within the online Data Room.

Interested parties are encouraged to make direct contact with South Lanarkshire Council's Planning department to discuss any development proposals.



# LAND AT STRATHAVEN GOLF CLUB

## GLASGOW ROAD, STRATHAVEN, ML10 6LZ

### 0.78 HECTARES (1.92 ACRES)

**FOR SALE**  
**RESIDENTIAL**  
**DEVELOPMENT**  
**OPPORTUNITY**

#### TECHNICAL INFORMATION

A detailed range of technical information is available on [www.strathavengolfclub-resi.live.jll.com](http://www.strathavengolfclub-resi.live.jll.com).

Please contact JLL for access to the technical information. This information is provided for reference only and cannot be warranted. Interested parties will require to carry out their own due diligence.

#### OFFERS

Interested parties are advised to note their interest in writing to the sole selling agent, JLL. All parties who notify interest will be informed of any closing date arrangements.

Offers are invited for the subjects (in whole). In the event where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information and timescales to purify each condition. This will enable the viability and deliverability of the proposal to be assessed.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

#### FURTHER INFORMATION

For all enquiries and requests for further information, please contact Nina Stobie or Amy Nuttall in the Residential and Development Land team at JLL.



Nina Stobie  
[nina.stobie@eu.jll.com](mailto:nina.stobie@eu.jll.com)

Amy Nuttall  
[amy.nuttall@eu.jll.com](mailto:amy.nuttall@eu.jll.com)

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Aerial photographs © 2016 Aerial Photography Solutions. Date of Preparation of Details June 2017.