



RESIDENCE

Lot 3 Glenboig House, Glenboig, ML5 2RA

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An exciting and rarely available residential development opportunity comprising a substantial parcel of predominantly level ground within the historic grounds of Glenboig House, with planning permission granted for the construction of three substantial detached villas.

Formerly utilised as the paddock serving Glenboig House, the site enjoys an attractive, established setting and provides an excellent opportunity for a developer, builder or private purchaser seeking to create a small and exclusive residential development.

Planning permission has been granted for three impressive detached homes, with the approved proposals including the formation of a new access road positioned between Glenboig House and the adjoining stable block. and former riding arena, which comprise Lots 1 and 2 respectively. This proposed access would lead into Lot 3, creating an appealing private cul-de-sac environment serving just three individual homes.

Importantly, works have already commenced on site, with trenches started in connection with two of the proposed properties.



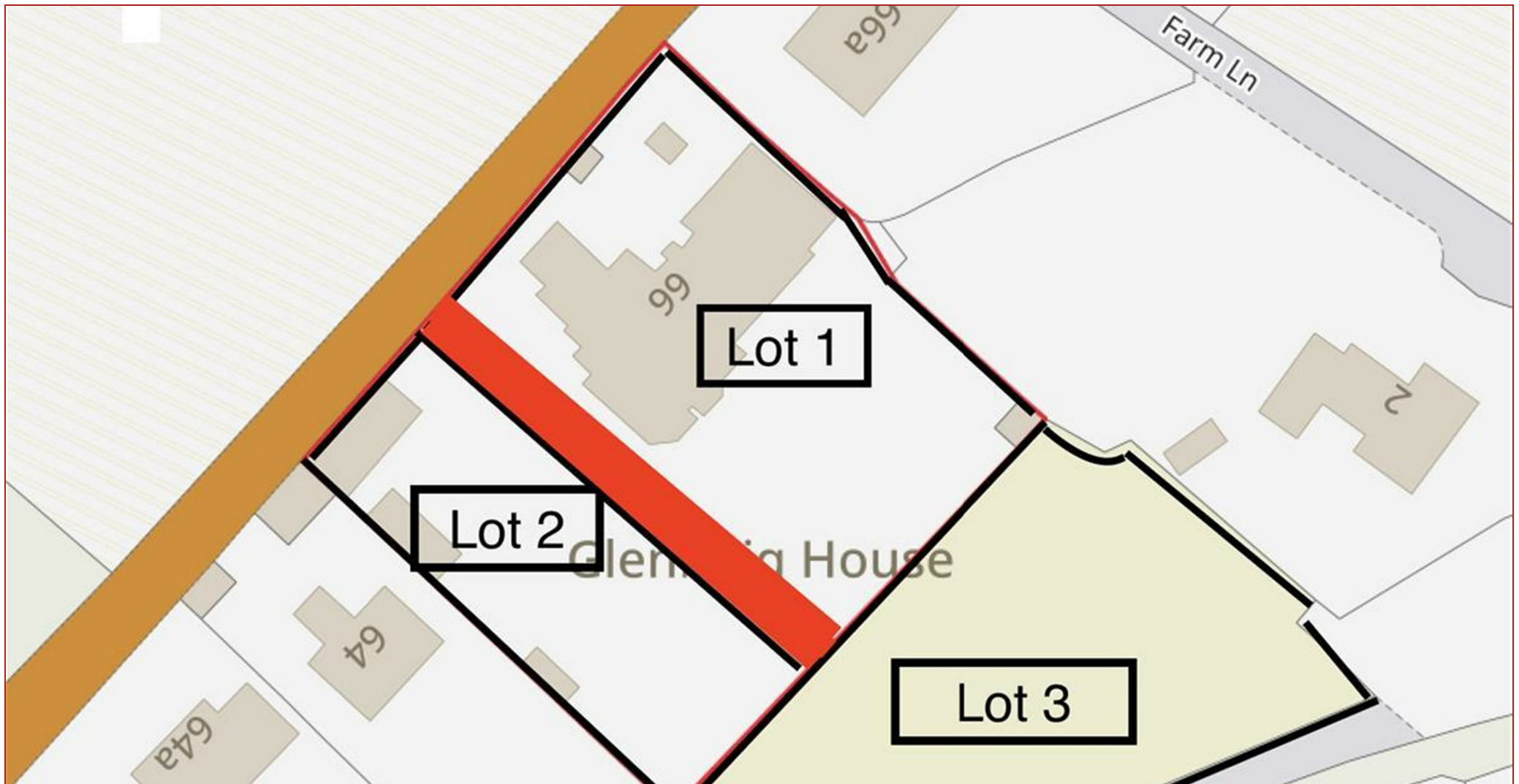
The relatively level nature of the site, established surroundings and limited number of proposed properties combine to create the potential for a particularly attractive development. Rather than a larger modern housing estate, the approved scheme offers the opportunity to create just three substantial individual homes within a more private and exclusive setting.

Lot 3 may also be of particular interest to a purchaser of Glenboig House (Lot 1). Subject to the appropriate permissions and consents, acquiring the additional ground could provide an opportunity to substantially increase the overall landholding associated with the main residence, whether retained as open ground, incorporated into the gardens or considered as part of a longer-term development or investment strategy.

The site can be acquired independently or potentially in conjunction with the adjoining lots, offering considerable flexibility to purchasers.

Viewing by appointment with Residence Uddingston

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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.