

Planning Approved Development Opportunity Three Executive Family Homes Sought-After Airdrie Location



250 Forrest Street,
Clarkston, Airdrie,
ML6 7AY

Approx. 0.4 acres
(17,000 sq ft)

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RESIDENTIAL DEVELOPMENT OPPORTUNITY



Lanarkshire Law Estate Agents

are instructed to offer for sale this planning-approved, low-risk residential development opportunity, ideally suited to a small to medium-scale housebuilder or private developer.

 <https://vimeo.com/1161253012>

The site extends to approximately 17,000 sq ft (circa 0.4 acres) and occupies a prominent corner position and natural screening provide excellent separation and privacy, attributes that are increasingly attractive to owner-occupiers purchasing new-build family homes. Planning consent is in place for the development of three substantial, contemporary family homes, making this an ideal opportunity for a small to medium-scale housebuilder or private developer.

The availability of full planning permission significantly reduces development risk and allows an incoming purchaser to progress the scheme without delay, subject to standard pre-commencement conditions.

This represents a rare, shovel-ready opportunity within a proven residential market, where demand for well-designed, family-oriented housing consistently outstrips supply.

PLANNING PERMISSION & PROPOSED DEVELOPMENT

Planning Permission & Proposed Development

Full planning permission has been granted by North Lanarkshire Council for the erection of three individual dwellinghouses, together with associated access, private garden ground and landscaping.

**Planning Application Ref:
SGE8Q2BAH6B00**



The approved scheme provides for:

- Three substantial family homes
- Generous internal floor areas designed for modern family living
- Multiple bedrooms, including principal bedrooms with en-suite facilities
- Contemporary open-plan living and dining layouts
- Private garden ground for each dwelling
- A site layout designed to integrate naturally with the surrounding residential environment



The proposed house types align well with local buyer demand for spacious, modern family homes with private outdoor space, supporting strong resale prospects within the Clarkston and wider Airdrie market.

Full planning drawings and supporting documentation are available via the North Lanarkshire Council Planning Portal.

LOCATION & MARKET OVERVIEW

Clarkston is a well-established and consistently popular residential area within Airdrie, favoured by owner-occupiers and families seeking space, connectivity and long-term value.

The location benefits from local schooling, nearby amenities, excellent transport connections including access to the M8 motorway network, and rail services providing commuter links to Glasgow and surrounding areas.

The area continues to experience consistent demand for modern family housing, making this site particularly attractive from both a development and resale perspective.

At a Glance:

- **Site:** 250 Forrest Street, Clarkston, Airdrie, ML6 7AY
- **Site Area:** Approx. 0.4 acres (17,000 sq ft)
- **Planning:** Full planning permission granted
- **Proposed Development:** Three executive family homes
- **Guide Price:** Offers Over £145,000
- **Local Authority:** North Lanarkshire Council
- **Planning Risk:** Minimal - full planning consent in place



The site is available for inspection at any time. For further information, please contact Lanarkshire Law Estate Agents on **01698 441222**.