

DEVELOPMENT OPPORTUNITY

- > EDGE OF TOWN LOCATION CLOSE TO NEW HOUSING DEVELOPMENT
- > ZONED FOR RESIDENTIAL IN LOCAL DEVELOPMENT PLAN
- > SITE AREA APPROX. 3.23 HECTARES (8.0 ACRES)
- > SUITABLE FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING
- > OFFERS INVITED

FOR SALE

ST JOHN'S FIELD, KIRKMICHAEL ROAD, MAYBOLE, KA19 7HT

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
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LOCATION

The subjects are located in a semi rural setting towards the eastern boundary of the town of Maybole. The town benefits from a recently opened by-pass and a new housing development is currently under construction adjacent to the site.

Maybole is located in the South Ayrshire Council area on the A77 around 10 miles south of Ayr with a population of around 4,750.

THE SITE

The subjects comprise an irregular shaped, gently sloping agricultural field extends to approximately 3.23 hectares (8.0 acres).

The land is undeveloped containing a combination of grass and scrub, there are some semi mature and mature trees on site mainly to the perimeter.

The site is bound by a combination of hedgerows, post and wire fencing and brick walls.

PLANNING

There are currently no live planning consents over the site although it is zoned in the Local Development Plan for residential use being referred to as Site MAYB4 with an indicative capacity of forty units.

The eventual site capacity could be in excess of 60 units.

Interested parties are advised to make their own enquiries with South Ayrshire Council Planning Department direct.

PRICE

Offers are invited.

Our clients would be willing to consider conditional offers subject to planning

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

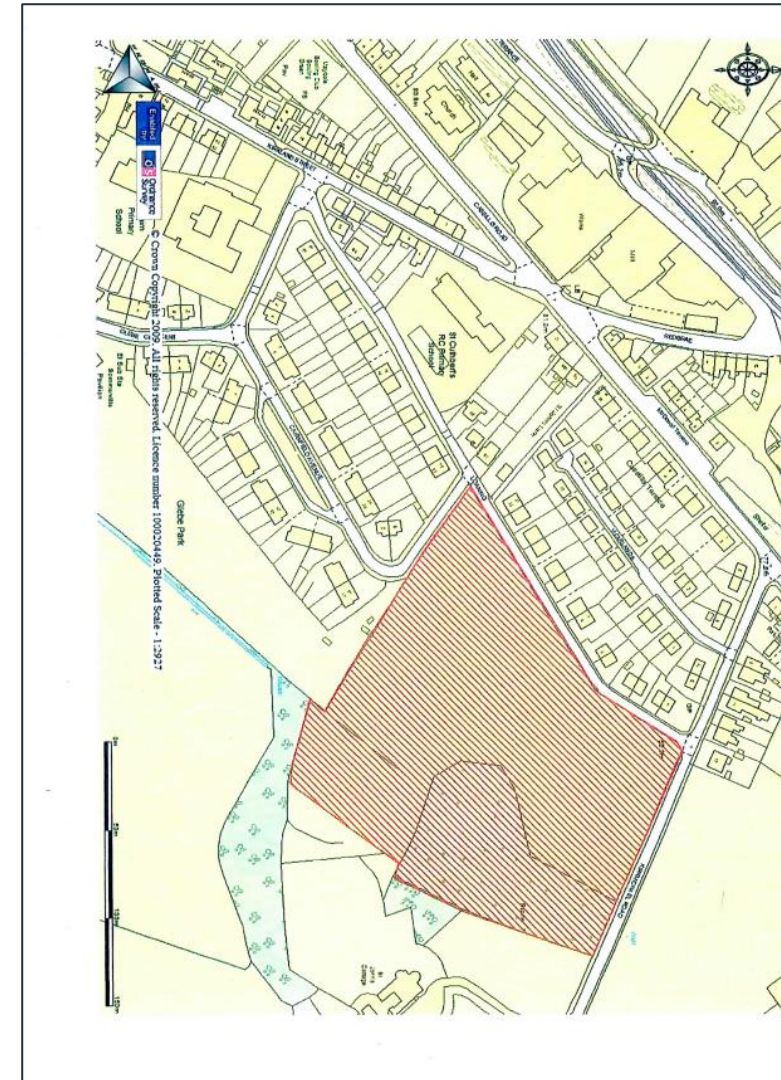
VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

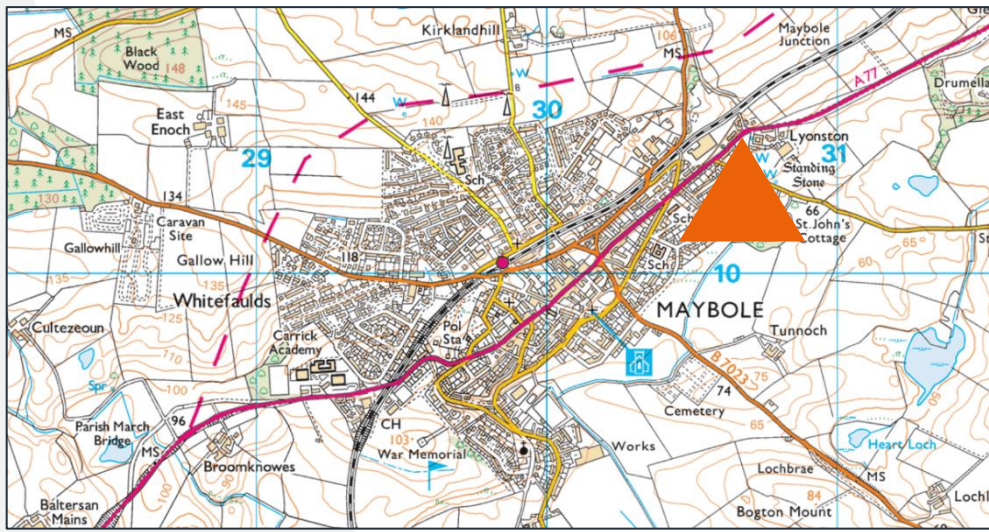


For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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