

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > ATTRACTIVE VILLAGE
SETTING
- > 3.90 HECTARES (9.64 ACRES)
- > PLANNING CONSENT FOR 60
UNITS
- > OFFERS INVITED

FOR SALE

BROOMKNOWE, DALMELLINGTON, EAST AYRSHIRE, KA6 7RP

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

The site occupies a semi rural setting on the edge of the village of Dalmellington close by the adjacent settlement of Burnton.

Dalmellington is located in the East Ayrshire Council area on the A713 around 13 miles south east of Ayr with a resident population of around 2,600. A range of local services and facilities are available within the village primarily on Main Street and High Main Street.

THE PROPERTY

The subjects comprise an irregular shaped gently sloping site with a covering of grass and scrub located adjacent to existing houses on Broomknowe and with an extensive road frontage.

RATING ASSESSMENT

The site is not assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable,

PLANNING

Planning consent was granted by East Ayrshire Council under reference 20/0390/PP on 13th June 2022 permitting a 60 unit development.

A copy of the planning consent and associated plans are available upon request.

PRICE

Unconditional offers are invited for the benefit of our client's freehold interest.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

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

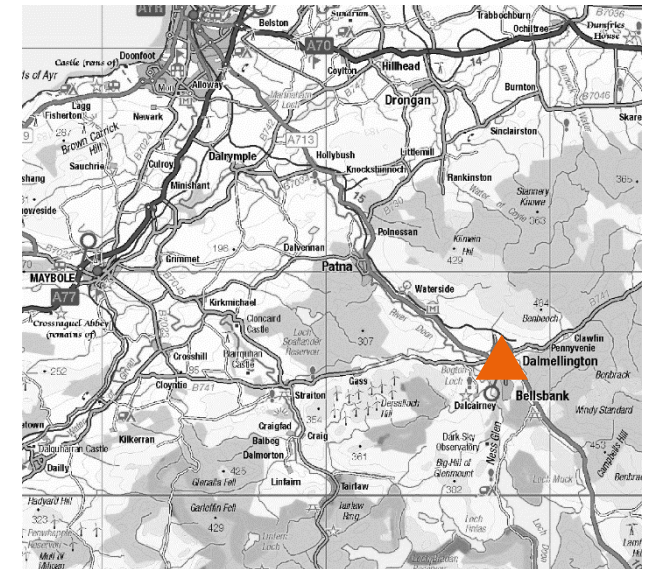
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.

SITE AREA

The approximate site area is 3.90 hectares (9.64 acres)



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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JUNE 2023**



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