

DEVELOPMENT OPPORTUNITY

SITE OF FORMER PRIMARY SCHOOL • SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING • SITE AREA APPROX 1.85 HECTARES (4.58 ACRES)

FOR SALE

On the instructions of



SITE OF FORMER GARDENROSE PRIMARY SCHOOL, GARDENROSE PATH MAYBOLE, KA19 8BH



FORMER GARDENROSE PRIMARY SCHOOL

LOCATION

The subjects are located in the town of Maybole which lies in the South Ayrshire Council area around 10 miles south of Ayr on the A77, Maybole has a resident population of around 4,750.

The Maybole Bypass was completed in 2021 running to the north of the town, this has improved the High Street area through the reduction of traffic volumes with grant funded regeneration works likely to proceed in the near future.

The property is located towards Maybole's northern boundary with an extensive road frontage to Gardenrose Path with pedestrian access available via Ashgrove Avenue to the east.

The general locality is one of established residential use.

THE PROPERTY

The subjects comprise the site of the former Gardenrose Primary School now demolished.

The site is of irregular shape and gently sloping with residential land use to the east and west and agricultural fields to the north.

SITE AREA

The site is approximately 1.85 hectares (4.5 acres), an indicative site plan is attached.

RATING ASSESSMENT

The property is currently entered in the Valuation Roll as follows:

RV £71,000

The rates liability will require to be re-assessed following the demolition of the buildings on site.

ENERGY PERFORMANCE CERTIFICATE

N/A.

PLANNING

The site is suited to a variety of uses subject to planning and other statutory consents, to assist buyers South Ayrshire Council Planning Department has prepared a Planning Brief which can be provided upon request.

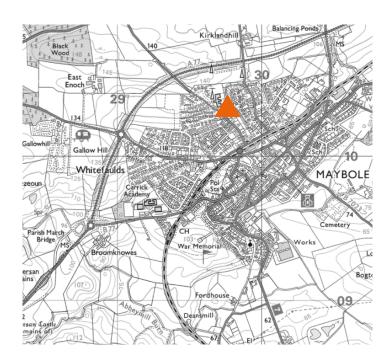
The information provided is intended as guidance, any planning application will be treated on it's individual merits by the Council in the normal manner.

Interested parties should contact South Ayrshire Council Planning Department planning.development@south-ayrshire.gov.uk

PRICE

Offers either unconditional or subject to planning consent for change of use are invited for our client's heritable interest in the property.

A closing date for offers is likely to be set and interested parties are therefore advised to note interest with the agents.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987 Kevin N Bell BSc MRICS <u>kevin.bell@shepherd.co.uk</u> Arlene Wallace <u>a.wallace@shepherd.co.uk</u>





COSTS

The purchaser will be responsible for the vendor's legal and internal costs and charges incurred in completing 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.



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