



## RESIDENTIAL DEVELOPMENT SITE

- > REGULAR SHAPED SLOPING SITE OF APPROX. 2.63 HA (6.5 ACRES)
- > ELEVATED POSITION OVERLOOKING TOWN AND HILLS BEYOND
- > DETAILED PLANNING CONSENT FOR 40 RESIDENTIAL UNITS
- > IN CLOSE PROXIMITY TO TOWN CENTRE AND ALL LOCAL AMENITIES

FOR SALE

**ANDERSON DRIVE, DARVEL, KA17 0DE**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

Situated between Anderson Drive and Jamieson Street the south-most part of the site is some 500 metres from Main Street which is the A71 running through the town centre from Kilmarnock to Strathaven. All local amenities are close to hand. There is a bus service to Kilmarnock every 15 minutes.

## THE PROPERTY

The area of the proposed development is currently covered with wild grasses and areas of light foliage. There is no history of industrial use and the land has remained undeveloped from the 1850's to the present day.

A ground investigation report and risk assessment has been prepared by Messrs. Leyden Kirby Associates Ltd.

Area approx. 2.63 ha (6.5 acres)

## PLANNING

Detailed planning consent for a mix of 40 detached/semi-detached villas and bungalows was granted by East Ayrshire Council in June 2011 under Reference 10/0296/AMCPPP.

Confirmation has been received from the Planning Authority that the development has commenced.

No Section 75 nor similar conditions are attached and there is no requirement for the provision of social housing.

Details of such consent, including house types, S.I. Report, surface water drainage assessment etc. will be made available to parties expressing serious interest.

## PRICE

Offers over **£1,000,000** are invited.

## 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 26<sup>th</sup> 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  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

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