

FOR SALE

DEVELOPMENT OPPORTUNITY

Galbraith

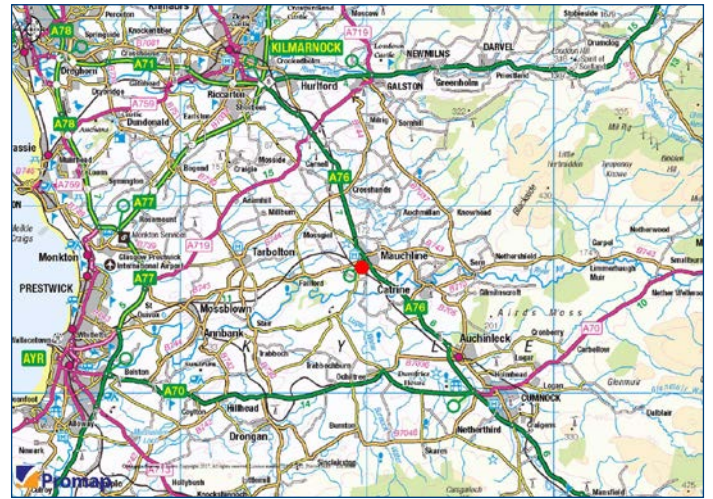
Development site zoned for residential development

- Attractive accessible location
- Zoned for 70 houses with scope for additional units
- Approximately 10.04 acres

STATION ROAD

MAUCLINE,
AYRSHIRE





LOCATION

The subjects are located centrally within the village of Mauchline. Mauchline has a population of circa 4,000 and comprises mainly residential accommodation, with a number of local and regional retailers including a bank and a post office. Mauchline lies approximately 12 miles east of Ayr, 9 miles south of Kilmarnock and 32 miles south west of Glasgow.

DESCRIPTION

The subjects comprise land down to grass lying to the west of Station Road extending to approximately 10.04 acres (4.06 hectares). The land is generally level and irregular in shape and bounded by residential properties.

PLANNING

The land currently lies within the Mauchline settlement boundary and is zoned for 70 houses under the East Ayrshire Local Development Plan (ref: 335H). However, we are of the view that there is scope for in excess of 90 houses on site. It should be noted the adjacent site to the west has been sold to an RSL and will be developed for affordable housing.

DATA ROOM

Copies of the service plans and desktop site investigation report are available in an online data room. Please contact the selling agent for access. It should be noted that a mains gas pipe runs across the site west to east from Barskimming Road to Station Road.

METHOD OF SALE

Offers are invited for the freehold interest in the site with vacant possession.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of the property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

Viewing and Further Information

Viewing is by appointment only.

All enquiries or requests for further information should be directed to the sole selling agents:

Galbraith
Suite C
Stirling Agricultural Centre
Stirling
FK9 4RN

Harry Stott
Tel: 01786 434630
Email: harry.stott@galbraithgroup.com

Lucy Yates
Tel: 0131 240 6970
Email: lucy.yates@galbraithgroup.com

Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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