

FOR SALE

HOUSE PLOT

Galbraith

ATTRACTIVE PLOT ON THE
EDGE OF THE POPULAR TOWN
OF STEWARTON

- Located on the edge of Stewarton
- Planning permission in principle for a single dwelling
- About 0.19 acres

KILWINNING ROAD

STEWARTON

KA3 3BX





LOCATION

The subjects are located to the west of Stewarton, on Kilwinning Road. The subjects are bound to the north and west by grassland, to the south by Kilwinning Road and to the east by a residential property.

The local town of Stewarton provides a wide range of services and facilities including primary and secondary schools, supermarket shopping, a new sports centre and a library, along with thriving cafes, bars and restaurants. Glasgow, (about 30 minutes) is easily reached from Stewarton which has a mainline railway station with a half hourly train service to Glasgow. Glasgow and Prestwick Airports offer regular scheduled flights and are 22 and 13 miles away respectively.

DESCRIPTION

The subjects comprises a single house plot situated to the west of Stewarton with in an established residential location. The plot as identified in the site plan extends to approximately 0.19 acres and is currently laid to grass/scrubland with an area of hard standing to the south of plot.

The site is covered by a Tree Preservation Order (TPO) (reference TPO/5/1984).

PLANNING

The plot benefits from planning permission in principle for the erection of a single dwelling house granted by East Ayrshire Council on 23rd April 2018 under planning reference 18/0016/PPP.

Applications to purify those pre-commencement of development planning conditions relating to site access and the associated removal of three TPO'd trees were subsequently approved by the Council on 9th September 2019 and 6th September 2019 respectively (references 19/0583/AMCPPP and 19/0584/TP). All other planning conditions tied to the planning permission in principle remain to be discharged.

Please note, there is a discrepancy between the title plan and the planning permission 'red line' development boundary. Unless a further planning permission is sought, the extent of the developable area is as per the title and not the approved drawings tied to the planning permission in principle.

Copies of the decision notices are available on request from the selling agents.

SERVICES

Mains supplies of electricity, water and drainage are understood to be available in Kilwinning Road.

Copies of the utility plans are available from the selling agent on request.



PRICE

Our clients seek offers over **£65,000** for the plot as identified on the site plan. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

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

VIEWING AND FURTHER INFORMATION

Parties can view the site unattended provided they have advised the selling agents of their intention to view and have a copy of the particulars.

All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, Suite C, Stirling Agricultural Centre, Stirling, FK9 4RN.

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

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ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

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