

LAND AT CROSSHILL ROAD

MAYBOLE, AYRSHIRE, KA19 7BN

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Galbraith



LAND AT CROSSHILL ROAD, MAYBOLE, AYRSHIRE, KA19 7BN

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Approximately 35.41 acres (14.33 hectares)
- Allocated for Residential Development in the South Ayrshire LDP
- Located on the edge of the popular town of Maybole
- Services adjacent to site
- Unconditional offers sought

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com



LOCATION

The land is located on the southern edge of Maybole which is approximately 8 miles south of Ayr and 12 miles north of Girvan.

Local amenities can be found in Maybole including a village shop, cafes and pubs. Further local services can be found in Ayr and Kilmarnock to the north.

Maybole benefits from a train station which has regular services to Glasgow which can be reached in around 1 hour and 15 minutes.

There is a primary school in Maybole together with secondary schooling at Carrick Academy which opened in 2023.

DESCRIPTION

The subjects comprise a parcel of grade 3.2 land extending to approximately 35.41 acres. The northern section of land is generally level but quite low lying and rises gently to the south. The land is bisected by a watercourse running from west to east. The land is accessed directly off Crosshill Road which lies on the eastern boundary. Residential properties lie to the north and there is a cemetery to the southeast of the land. Secondary access may be available to the north via Drumellan Street.

PLANNING

The land benefits from 2 allocations in the South Ayrshire Council Local Development Plan for 105 and 100 houses respectively under ref: MAYB1 and MAYB2.

Further planning enquiries can be made directly to South Ayrshire Council Planning Department on 01292 616 107 or by email at Planning.Development@south-ayrshire.gov.uk.

It should be noted that allocation MAYB3 (Tunnoch Farm) is currently being built out by Milestone Developments. It is expected that all of the houses within MAYB3 will be completed by 2027/2028.

DATA ROOM

There is limited technical information available, however, we do have plans showing the location of nearby services in an online data room – please contact Galbraith for access.

METHOD OF SALE

Offers are invited for the freehold interest in the site with vacant possession reflecting the planning allocation and future development potential. The preference is to sell the site on a clean basis i.e. not subject to planning or obtaining technical consents

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.

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 property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.



Galbraith
Suite C,
Stirling Agricultural Centre,
Stirling,
FK9 4RN

SOLICITORS
Holmes Mackillop Limited
2 Barns Street
Ayr
KA7 1XD

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in October 2023. 8. Particulars prepared May 2025.

