

On the
instructions of

Arnold Clark

FOR SALE

DEVELOPMENT OPPORTUNITY

PROMINENT LOCATION IN
RESIDENTIAL AREA

SITE AREA
0.5 HECTARES (1.2 ACRES)

POTENTIAL FOR A VARIETY OF
USES SUBJECT TO PLANNING

OFFERS INVITED



WHAT 3 WORDS

8 GALLOWAY AVENUE, AYR, KA8 9NT

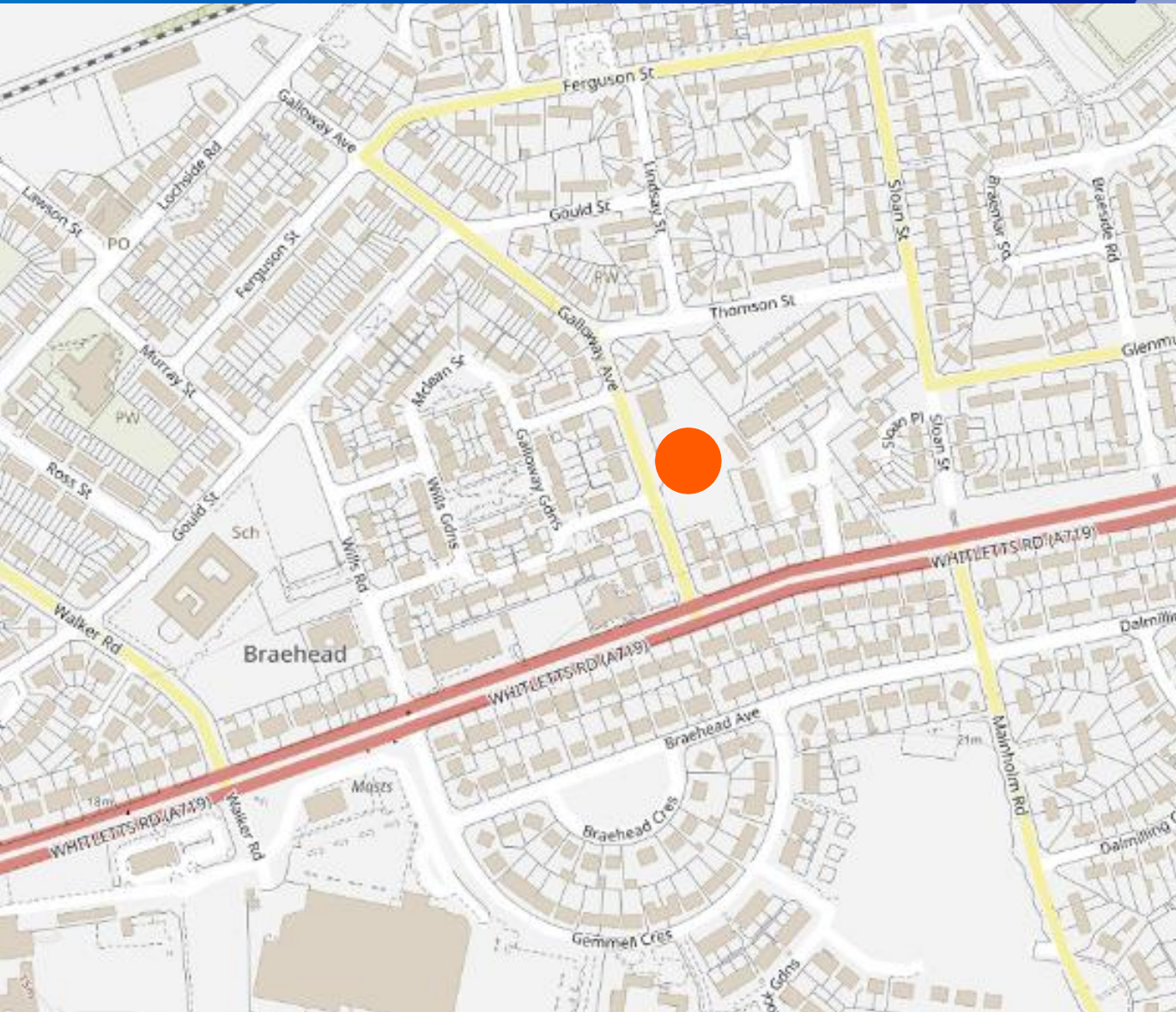
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 01292 267987 | shepherd.co.uk





Location and Description

8 GALLOWAY AVENUE, AYR



Location

The subjects are set within the Whitletts district of Ayr in an area of mixed commercial and residential use with commercial uses comprising in the main retail including a nearby Tesco superstore. Residential properties include a combination of post war local authority housing and modern private developments.

Ayr is the principal settlement in the South Ayrshire Council area located around 40 miles south west of Glasgow and with a resident population of around 46,800 with the South Ayrshire Council area has a catchment population of around 112,000.

Description

The subjects comprise the site of a former car showroom which was recently demolished leaving a cleared secure site.

Site Area

The approximate site area is:

0.5 hectares (1.2 acres)



FIND ON GOOGLE MAPS



Price

Offers are invited.

Planning

The subjects are located in an area generally zoned for residential purposes within the South Ayrshire Local Development Plan.

Any enquiries regarding the planning status of the site should be directed to South Ayrshire Council.

Rateable Value

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

RV £16,100

VAT

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.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Get in Touch

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



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY

t: 01292 267987 Option 2



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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