



**FOR SALE**

**RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY**

ATTRACTIVE VILLAGE  
LOCATION

3.90 HECTARES (9.64 ACRES)

PLANNING CONSENT FOR 60  
UNITS

OFFERS INVITED



WHAT 3 WORDS

**BROOMKNOWE, DALMELLINGTON, EAST AYRSHIRE, KA6 7RP**

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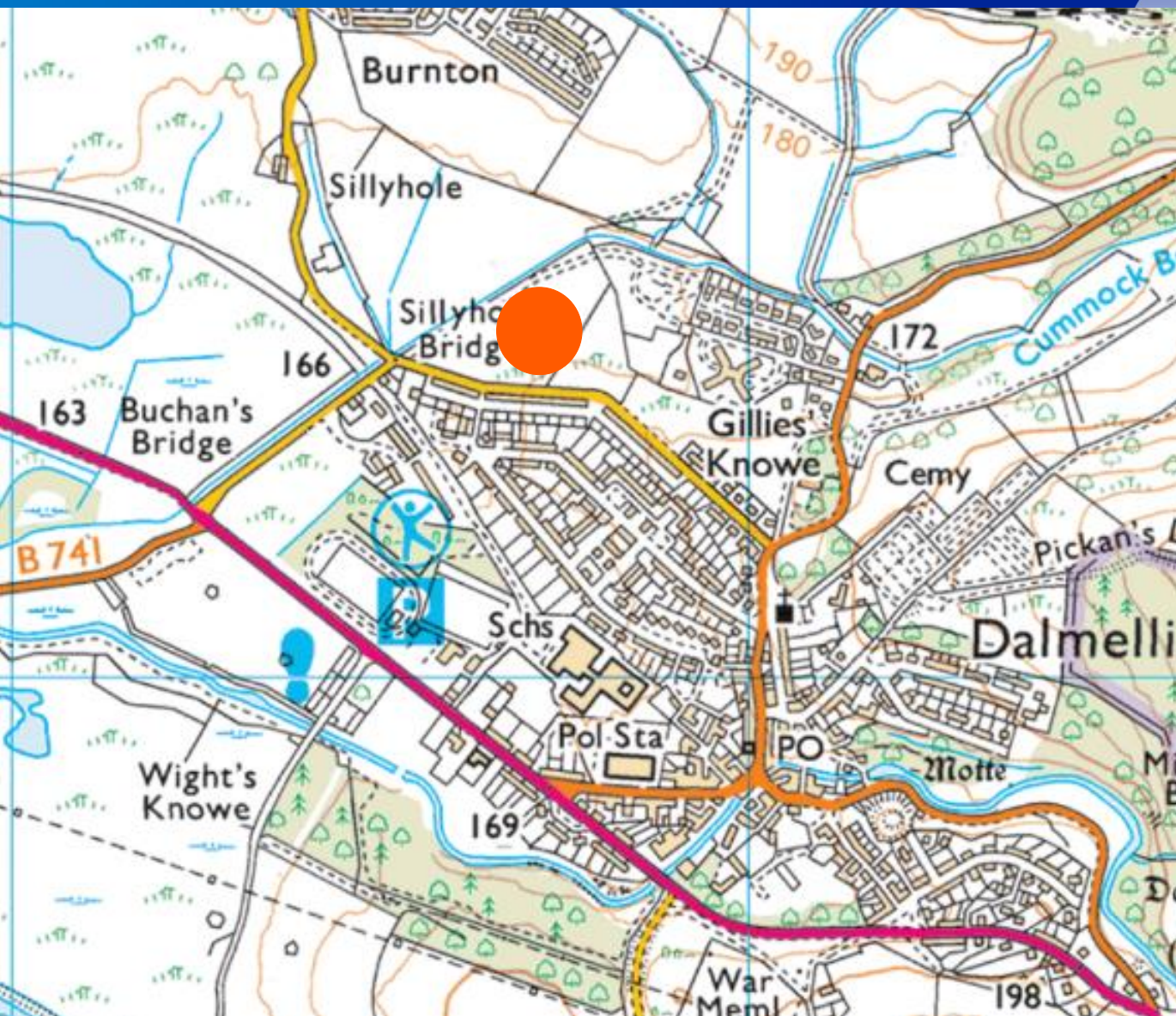






## Location

BROOMKNOWE, DALMELLINGTON



**The site occupies a semi rural setting on the edge of the village of Dalmellington close by the adjacent settlement of Burnton.**

Dalmellington is located in the East Ayrshire Council area on the A713 around 13 miles south east of Ayr with a resident population of around 2,600. A range of local services and facilities are available within the village primarily on Main Street and High Main Street.



FIND ON GOOGLE MAPS





# Description

BROOMKNOWE, DALMELLINGTON



## Description

The subjects comprise an irregular shaped gently sloping site with a covering of grass and scrub located adjacent to existing houses on Broomknowe and with an extensive road frontage.

## Site Area

The approximate site area is 3.90 hectares (9.64 acres).



## Price

Unconditional offers are invited for the benefit of our client's freehold interest.

## Planning

Planning consent was granted by East Ayrshire Council under reference 20/0390/PP on 13<sup>th</sup> June 2022 permitting a 60 unit development.

A copy of the planning consent and associated plans are available upon request.

## Rateable Value

The site is not assessed for rating purposes.

## Energy Performance Certificate

Not Applicable,

## 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:



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## 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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