



# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

ESTABLISHED RESIDENTIAL  
LOCATION IN SEASIDE TOWN

HISTORIC PLANNING  
CONSENT FOR 4  
DWELLINGHOUSES

0.09 HECTARES (0.22 ACRES)

OFFERS OVER £30,000



WHAT 3 WORDS

**SITE AT 40 PIEDMONT ROAD, GIRVAN, KA26 0DR**

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# Location

SITE AT 40 PIEDMONT ROAD, GIRVAN



## Location

The subjects are set within the town of Girvan which has a population of around 7,000 and lies on the Clyde Coast around 20 miles south of Ayr in the South Ayrshire Council area.

Girvan is located on the A77 Stranraer – Ayr trunk route and consequently the town enjoys a steady through traffic in addition it is the main shopping area for surrounding hinterland, Ayr however is the principal shopping and administrative centre for the South Ayrshire Council area as a whole.

The site is situated on the west side of Piedmont Road in an area of predominantly residential use approximately 0.5 miles south of Girvan town centre.

## Description

The subjects comprise the site of the former St John's Church which was demolished over 10 years ago leaving a regular shaped site suitable for development.

## Site Area

The site extends to approximately 0.09 hectares (0.22 acres).

## Planning

Planning consent was granted in principle by South Ayrshire Council under Ref: 11/01154/PPP for demolition of the church and erection of 4 dwellinghouses. Part of the consent has been implemented with the church building having been demolished, interested parties will require to make their own enquiries of South Ayrshire Council regarding the status of the planning consent.

## Sale

Offers over **£30,000** are invited.

## 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.

**Residential Development  
Opportunity**



FIND ON GOOGLE MAPS





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **November 2024**

## 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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