

FOR SALE



## Development Opportunity

Prominent setting on A77  
around 10 miles south of Ayr

Desirable conservation village

Planning Consent for holiday  
accommodation granted

Separate development plot with  
lapsed planning included

Rates remission available  
subject to status

Offers over £350,000



WHAT 3 WORDS

43 MAIN ROAD, KIRKOSWALD, KA19 8HY

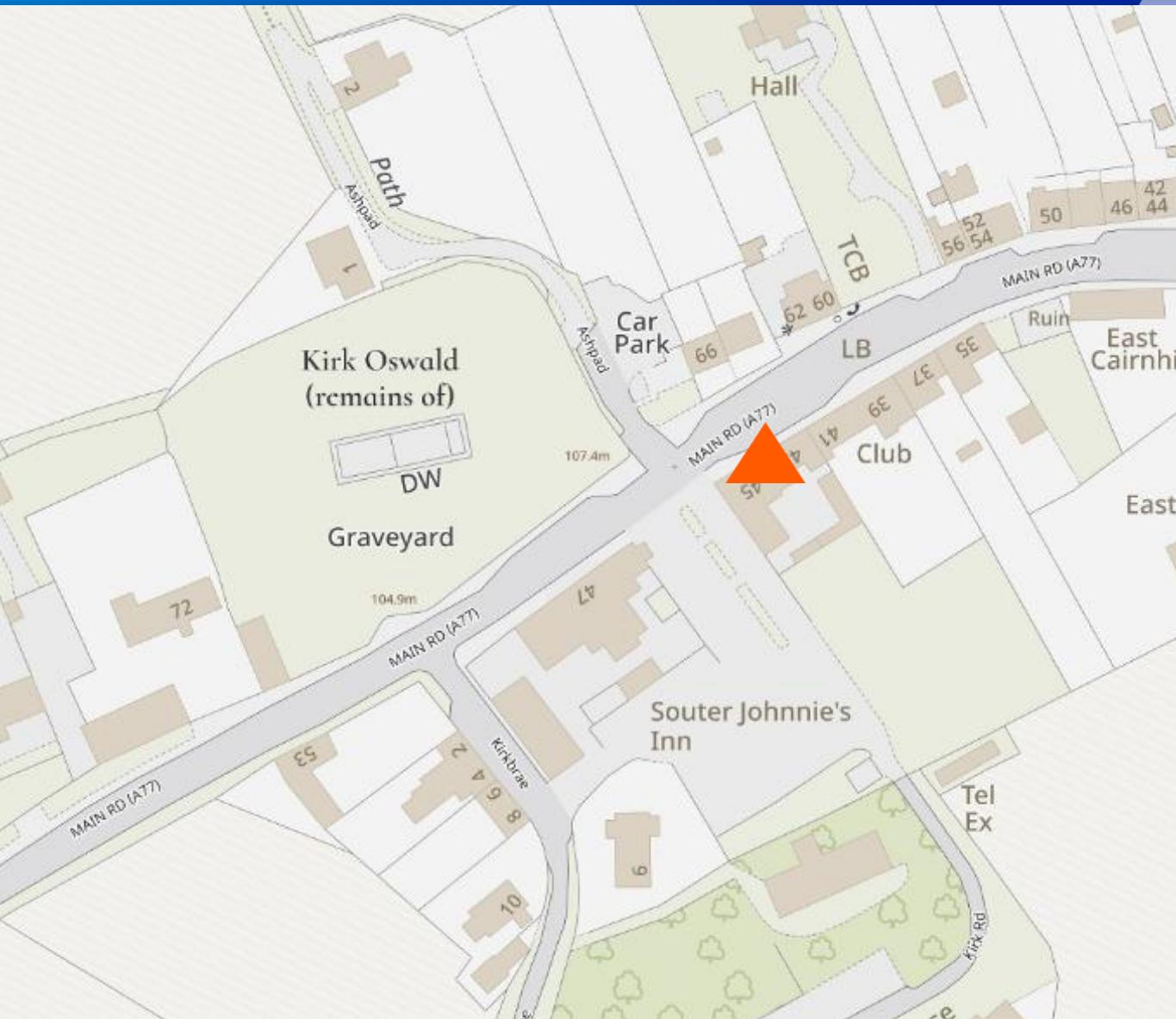
CONTACT: Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) | 07720 466050 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

43 MAIN ROAD, KIRKOSWALD



FIND ON GOOGLE MAPS

The subjects are located in the village of Kirkoswald which lies in the South Ayrshire Council area on the A77 around 13 miles south of Ayr and 8 miles north of Girvan.

Kirkoswald is a conservation village and is essentially residential in character having a population of only a few hundred. Commercial uses in the area include Souter's Inn a popular licensed restaurant located immediately adjacent to the subjects.





# Description

43 MAIN ROAD, KIRKOSWALD

## Main Building



## Plot to Rear



The subjects comprise former licensed premises formed over one and two storeys dating back to the early Eighteenth Century formed in stone with a combination of slate and thatched roofs and with an enclosed outdoor area and outbuildings to the rear.

The total site area is approximately 0.23 Hectares (0.57 Acres) and includes an elevated level development plot which extends to around 0.12 Hectares (0.30 Acres). An indicative Site Plan showing the subjects outlined in red is overleaf.

The property traded some years ago as a public house and recently has comprised retail and offices with internal accommodation currently including the following:

- **Ground Floor**
- Two Linked Retail Areas
- Secondary Retail Area
- W.C. Facilities

### First Floor

- Office
- Store

The property is well appointed internally.

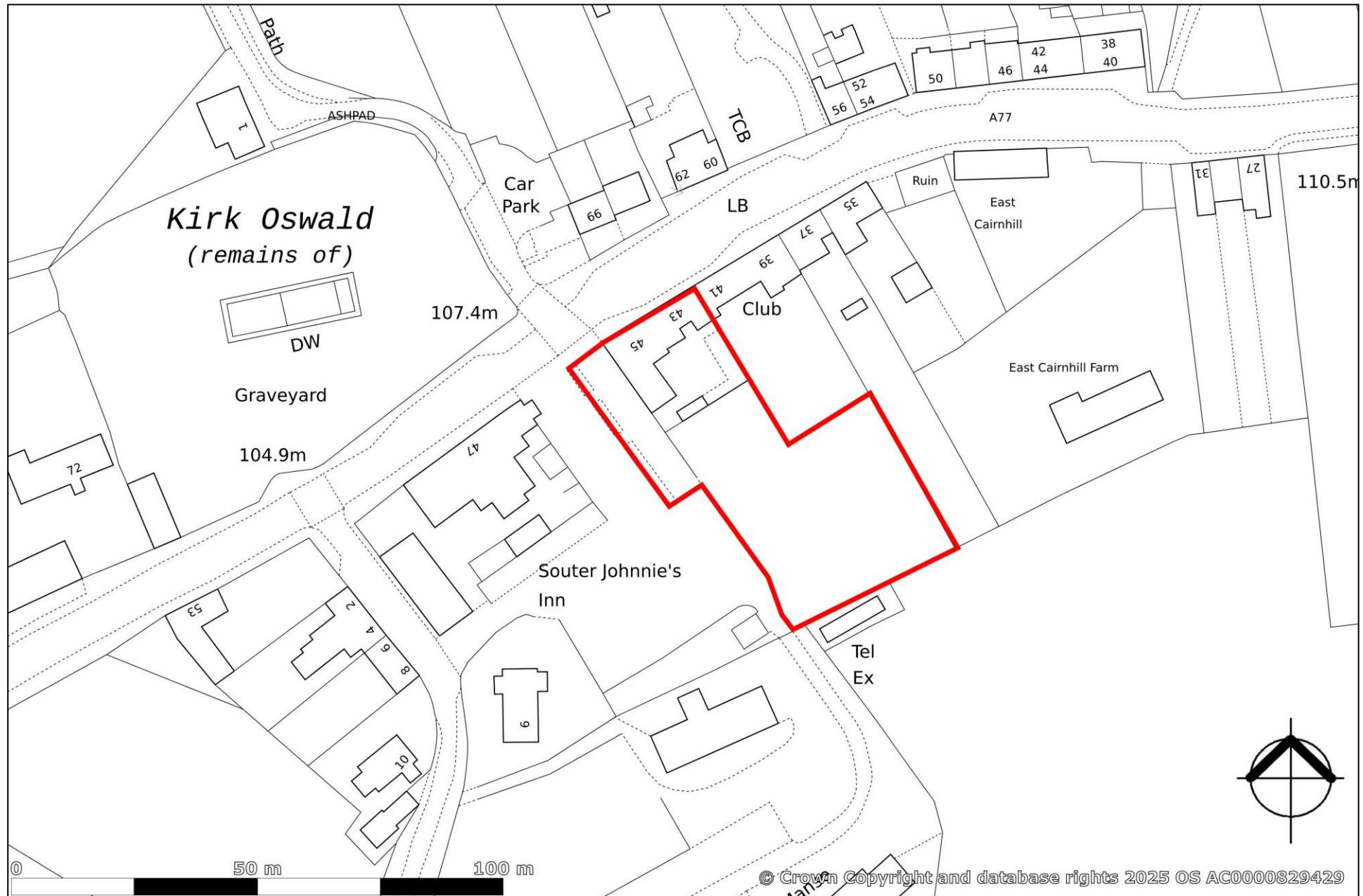
	<b>M<sup>2</sup></b>	<b>ft<sup>2</sup></b>
<b>Ground</b>	175.16	1,885
<b>First</b>	61.01	657
<b>Total</b>	<b>236.17</b>	<b>2,542</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



# Plan

43 MAIN ROAD, KIRKOSWALD





# The Detail

43 MAIN ROAD, KIRKOSWALD

## Planning

Planning Permission was granted by South Ayrshire Council under reference 24/00781/APP on 17<sup>th</sup> December 2024 permitting change of use to form holiday accommodation, floor plans are available upon request.

We would also point out that the raised plot at the rear gained planning consent under reference 09/00607/FUL from South Ayrshire Council permitting the erection of a café/retail development and associated landscaping works. This planning consent was granted on 14<sup>th</sup> September 2009 but has since lapsed.

Interested parties should make their own enquiries to South Ayrshire Council Planning Department.

## Rateable Value

The property has two rateable values these are noted below:

RV £6,300

RV £1,650

Rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

## Price

Offers over **£350,000** are invited.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incidence 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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