

FOR SALE

Residential Development Opportunity

Fullerton Place, Patna, East Ayrshire, KA6 7NN



- Residential development opportunity
- 0.18 ha (0.45 ac)
- Open views
- Offers over £60,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The subjects are located in an elevated position to the west most boundary of Patna close to the local cemetery.

Patna lies in the East Ayrshire Council area on the A713 around 9 miles south east of Ayr and with a resident population of around 2,200

DESCRIPTION

The site is broadly regular in shape slopes gently upward from east to west accessed from Fullerton Place with open views to the east.

The site area is approximately 0.18 hectares (0.45 acres)

PLANNING

Planning Consent for a development of six villas was granted by East Ayrshire Council under Reference 17/0266/PP on 26th October 2017. A copy is available upon request.

PRICE

Offers over **£60,000** are invited.

LEGAL COSTS

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

VALUE ADDED TAX

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.

ANTI MONEY LAUNDERING REGULATIONS

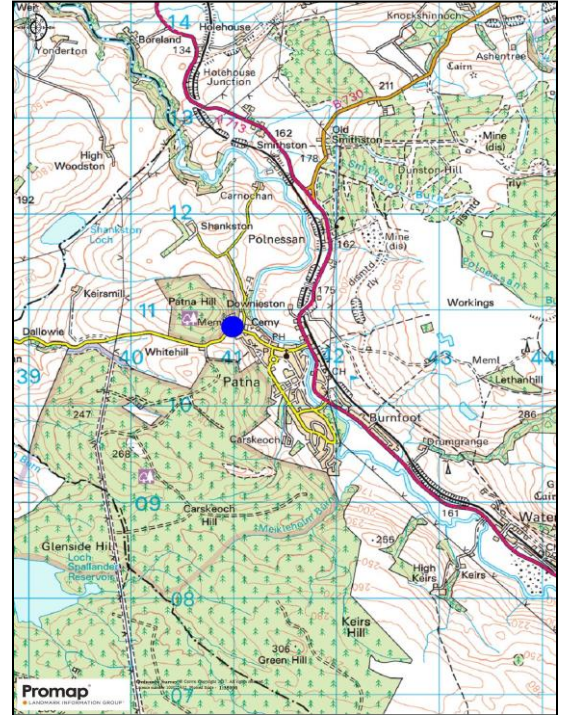
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

VIEWING

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

A 22 Miller Road, Ayr, KA7 2AY
 T 01292 267987
 F 01292 611521
 E AyrCommercial@shepherd.co.uk

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