

FOR SALE

Residential Development
Opportunity

East Heads, Newmilns, KA16 9LG



- Attractive rural setting
- Planning consent for 4 houses
- Site area 0.18 ha (0.44 acre)
- Offers over £75,000

VIEWING & FURTHER INFORMATION:

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LOCATION

Newmilns has a resident population of around 3,000 and is located in the East Ayrshire Council area on the A71 approximately 7 miles east of Kilmarnock.

Kilmarnock is the main shopping and administrative centre for the East Ayrshire Council area and has a resident population of around 45,000.

The subjects occupy a rural setting lying to the north of Newmilns, adjacent to the existing East Heads steading conversion.

DESCRIPTION

The subjects comprise a level, undeveloped site bound by timber post and wire fencing with open country views, accessed from an unclassified rural public road.

The site is approximately 0.18 hectares (0.44 acres).

PLANNING

The site has the benefit of detailed planning consent (Ref 18/0058/PP) for the erection of 4 residential units. Plans illustrating the scheme are attached and a copy of the consent is available upon request.

PRICE

Offers over **£75,000** 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.

PORTFOLIO SALE

The subjects form part of a small portfolio of development sites for sale as a single lot or individually. Information on the other sites is available upon request.

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.

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VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

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