



FOR SALE

DEVELOPMENT OPPORTUNITY

St Meddans Caravan Park, Low St Meddans Street, Troon, KA10 6NF

Rare town centre development opportunity

25 pitch caravan park with two semi-detached cottages and outbuildings

Site area 0.47 hectares (1.16 acres)

Potential for residential development

Offers invited

LOCATION

The subjects are accessed off Low St Meddans, close to its junction with Dundonald Road to the east of Troon Town Centre. The site is bound on three elevations by residential properties and the remaining western elevation by a railway line.

Troon is located within South Ayrshire and is a relatively affluent town with a population of around 15,000 persons. The town lies on the A78 road route which extends north to Irvine (7 miles) and south to Ayr (10 miles). The A/M77 to the south east of the town provides road access to Glasgow (33 miles) and on to the motorway network. Troon railway station is only a short walk away with regular services to Glasgow and Ayr.

DESCRIPTION

The property comprises a 25 pitch touring caravan park, which also contains two semi-detached cottages and a series of outbuildings.

The site is broadly level and rectangular in shape and is accessed via a single track road.

The cottages are of traditional construction with mostly stone outer walls, pitched and slate clad roofs and timber sash and casement style windows. The accommodation is as follows:

Cottage 1 (Left Hand Side) – Lounge, Bedroom and Toilet

Cottage 2 (Right Hand Side) – Lounge, Kitchen, Three Bedrooms and Bathroom

We believe that the site may be suitable for residential development, subject to obtaining the necessary con-sents. Further enquiries on planning should be directed to South Ayrshire on 0300 123 0900.

SITE AREA

From OS mapping systems we calculate the overall site to extend to 0.47 hectares (1.16 acres), or thereby.

PRICE

Offers are invited for our client's heritable interest in the site, exclusive of VAT (if applicable).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

By contacting the sole selling agent:-

Anthony Zdanowicz

Tel: 01292 268055

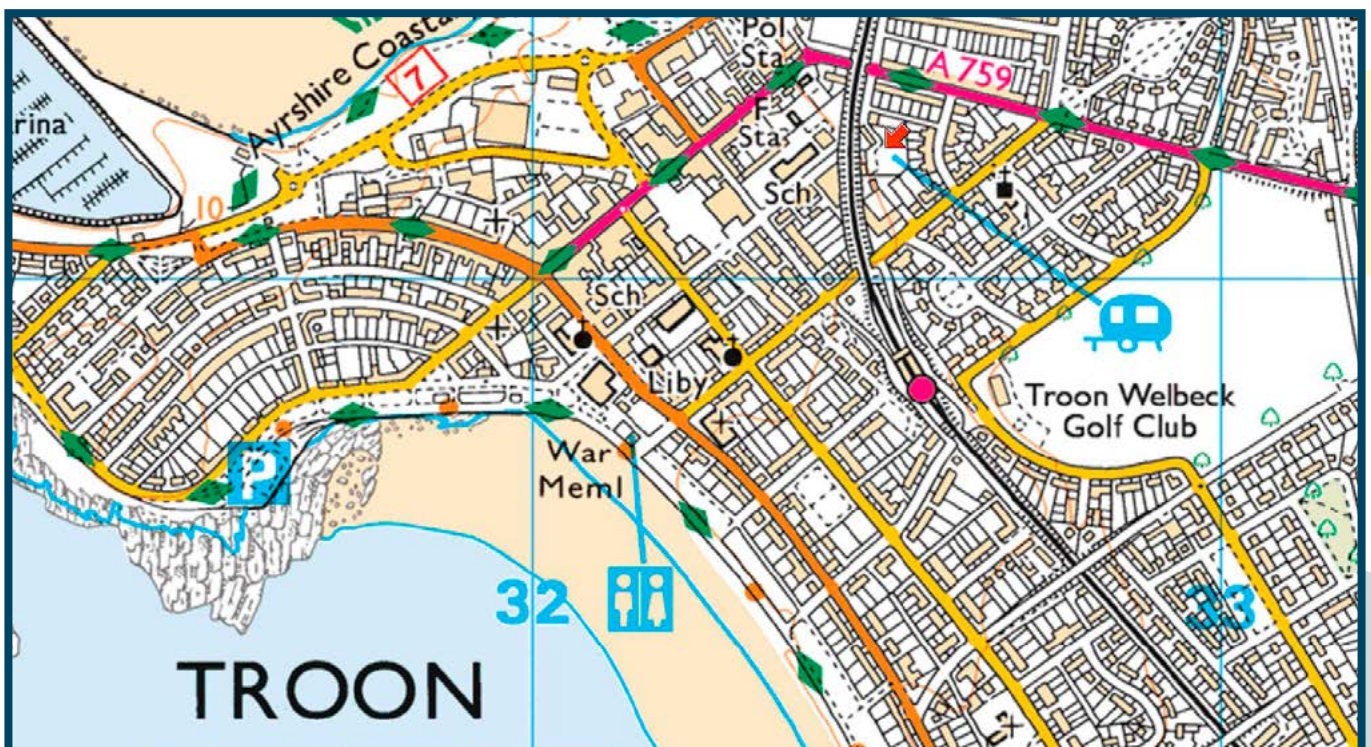
e-mail: anthonyz@dmhall.co.uk

DATE OF PUBLICATION

January 2018

REFERENCE

WSA944



IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.