

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



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Main Street, Monkton, KA9 2RR

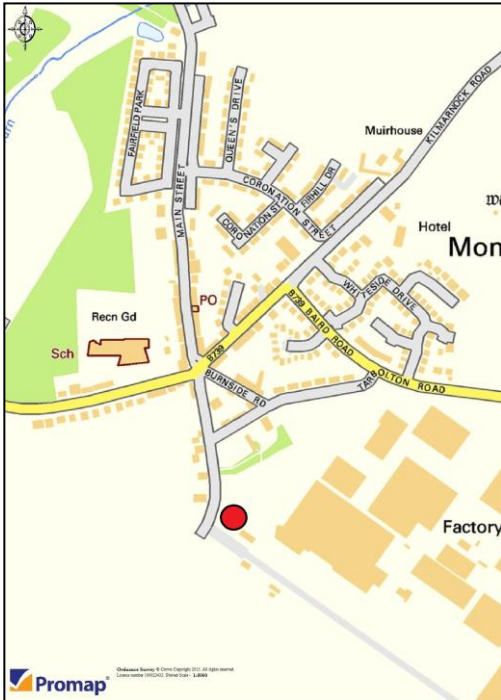
- Easily developed plot with frontage onto Main Street
- Convenient location close to airport and major traffic routes
- Planning consent in principle for residential development
- Approx. 2.1 acres
- Offers over £600,000



AYR OFFICE  01292 267 987

► Location

Located on the southern outskirts of the attractive Ayrshire village of Monkton close to the Spirit Aerospace complex and adjacent to Glasgow Prestwick Airport's operational area the situation of the property is such that it affords ease of access to the village primary school and the nearby A77/M77 road network.



► The Site

Part level part gently sloping site extending in total to approx. 2.1 acres with the benefit of a frontage onto Main Street.

► Services

We understand that mains services of gas, water, electricity and drainage are available at the site or in close proximity to it.

► Planning

Planning consent in principle for residential development was granted on 10th June 2015. It should be noted that any development permitted shall not be commenced until the developer has entered into a formal written agreement with the Council or planning authority on arrangements for the provision of affordable housing and contributions towards the mitigation of the educational impact of the development.

► Environmental Report

Minor decontamination works were undertaken on the land a number of years ago and a copy of the relevant Environmental Report together with a recent update will be made available.

Interested parties, however, must satisfy themselves as to ground conditions.

► Entry

By mutual arrangement.

► Price

Offers in excess of £600,000 are sought.

► 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.

► Viewing and Further Information

Direct to site or through sole selling agents.

Please contact the marketing Agents for further information.



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