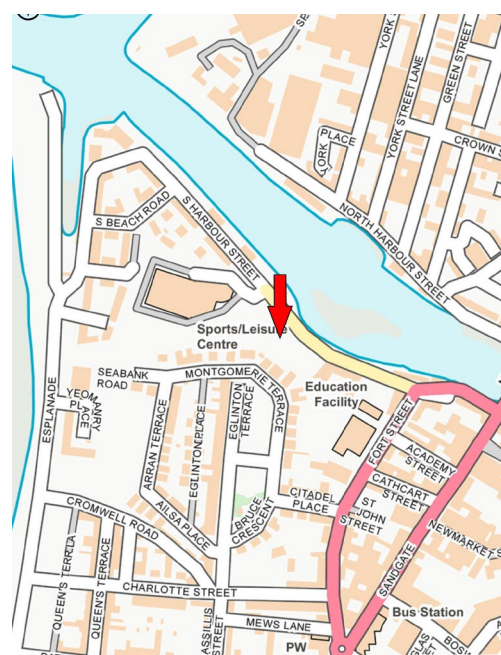
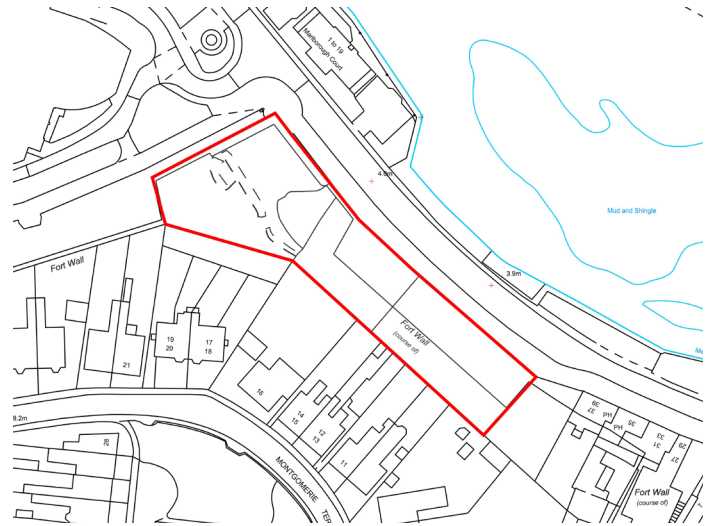




## South Harbour Street, Ayr, KA7 1JB

- Located in close proximity to Ayr harbour
- Suitable for residential development
- Site extends to approximately 0.48 hectares (1.2 acres)
- Suitable for a variety of uses





## LOCATION

Ayr is located within the South Ayrshire unitary authority and is the principal town within the region having a population of around 50,000 persons. The town lies on the M/A77 road route which extends north to Kilmarnock (15 miles) and onwards to Glasgow (35 miles). Ayr has a railway station with regular services to Glasgow and Stranraer.

South Harbour Street is located to the west of Ayr Town Centre and south of the River Ayr as it enters the Firth of Clyde. The locality is mostly residential in its nature with modern apartment buildings looking across to Ayr Harbour.

## DESCRIPTION

The subjects comprise a regular shaped and largely level development site running parallel with the harbour wall with river frontage and access off South Harbour Street. The site has had previous planning applications for residential development. This has since lapsed although the principle of residential development remains within the South Ayrshire Local Plan.

## ACCOMMODATION

Based upon a measurement of the site from an OS plan, we estimate that the site extends to the following approximate area:

Site: 0.48 hectares (1.2 acres)

## SALE PRICE

On application.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt the ingoing purchaser will be liable for LBTT, Extract Copies and VAT thereon.

## VIEWING & FURTHER INFORMATION

Please contact the selling agents for more information.

Messrs Graham + Sibbald LLP  
233 St. Vincent Street  
Glasgow  
G2 5QY

Tel: 0141 332 1194

## To arrange a viewing please contact:



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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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