

FOR SALE: BUNGALOW & KENNEL WITH DEVELOPMENT POTENTIAL

****ON THE INSTRUCTIONS OF SSPCA****



'MILLVIEW' • MAINHOLM ROAD • AYR • KA6 5HD

Semi-rural position on the eastern edge of Ayr
Former SSPCA kennel with potential for other uses
Detached bungalow requiring refurbishment.

Potential residential development opportunity
Site area of 0.10 hectares (0.25 acres)
Offers over £250,000 are invited

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LOCATION

'Millview' is located within the semi-rural Mainholm Smallholdings area on the eastern outskirts of Ayr, accessed off the A77 bypass, around 3 miles east of the town centre and a short distance north of the Holmston Roundabout.

Ayr is the largest town in South Ayrshire region having a population of around 46,000 persons. The town is well connected with the A77 extending north to Glasgow (35 miles) and Ayr station offering regular rail links to Glasgow.

DESCRIPTION

'Millview', is a former SSPCA kennel and animal rescue centre contained within a broadly rectangular shaped, gated semi-rural site extending to 0.10 hectares (0.25 acres), or thereby, and containing the following:

OWNERS ACCOMMODATION

A detached, extended bungalow of traditional construction and containing the following accommodation:

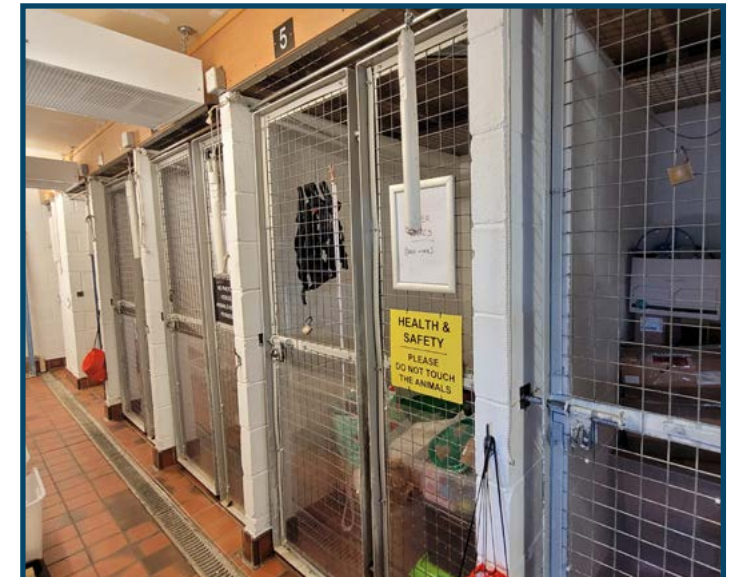
- Ground Floor – entrance hallway, Lounge, Four Bedrooms, Bathroom and Dining Kitchen.

The bungalow extends to a gross internal floor area of 98 sqm (1,055 sqft). The property requires modernisation throughout.

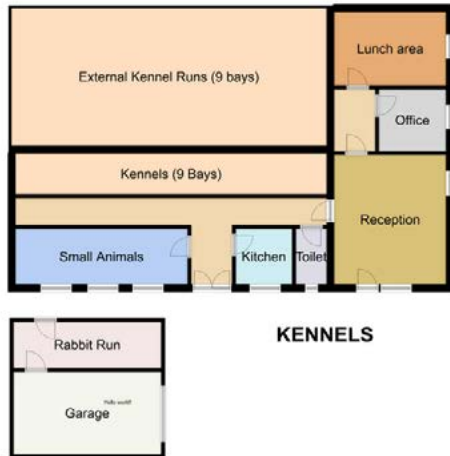
KENNELS

A detached, 'L shaped' brick-built property with pitched roof clad in profiled metal sheeting, with attached dog runs.

- Ground Floor – reception office, private office, staff area with kitchenette, nine kennels linking to external 'dog runs', small animal room and a kennel office.



FLOOR PLANS



for indicative purposes only

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The kennels extend to a gross internal floor area of 109 sqm (1,173 sqft) with the dog runs extending to a further 76 sqm (818 sqft).

There is a detached car garage, with an attached rabbit run.

Indicative floor plans are provided.

RATING

The rateable value of the kennel is £3,350 and the property qualifies for 100% rates relief via the Small Business Bonus Scheme, subject to occupier status. The bungalow is noted under Council Tax Band F.

PRICE

Offers over £250,000 are invited for our clients heritable interest.

EPC

EPCs are available upon request.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by contacting the agent: -

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