



TOWN CENTRE RESIDENTIAL DEVELOPMENT SITE

- > PROMINENT TOWN CENTRE SITE
- > DETAILED CONSENT FOR EIGHT UNIT DEVELOPMENT
- > SITE AREA 0.22 HECTARES (0.55 ACRES)
- > OFFERS OVER £75,000
- > DEFERRED PAYMENT CONSIDERED

FOR SALE

124 MAIN STREET, MUIRKIRK, KA18 3QY

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LOCATION

The subjects are located within the village of Muirkirk which lies in the East Ayrshire Council area around 15 miles south east of Cumnock on the A76 and with a population of around 1,650.

The subject site occupies a prominent location in the centre of the village in an area of mixed commercial and residential uses.

THE SITE

The subjects comprise the site of a former school now demolished and includes the site of the buildings and associated playground

We estimate the site area to be 0.22 hectares (0.55 acres).

PLANNING

Full planning consent was granted by East Ayrshire Council on 18th June 2008 under reference 08/0241/FL permitting the erection of eight semi-detached villas on site. The planning consent is now expired.

Full details are available of the planning consent upon request, interested parties may also wish to make enquiries to East Ayrshire Council (01563 555320).

PRICE

Offers over **£75,000** are invited.

Our clients may be willing to defer part of the purchase price, further details on this attractive incentive is available upon request.

COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VALUE ADDED TAX

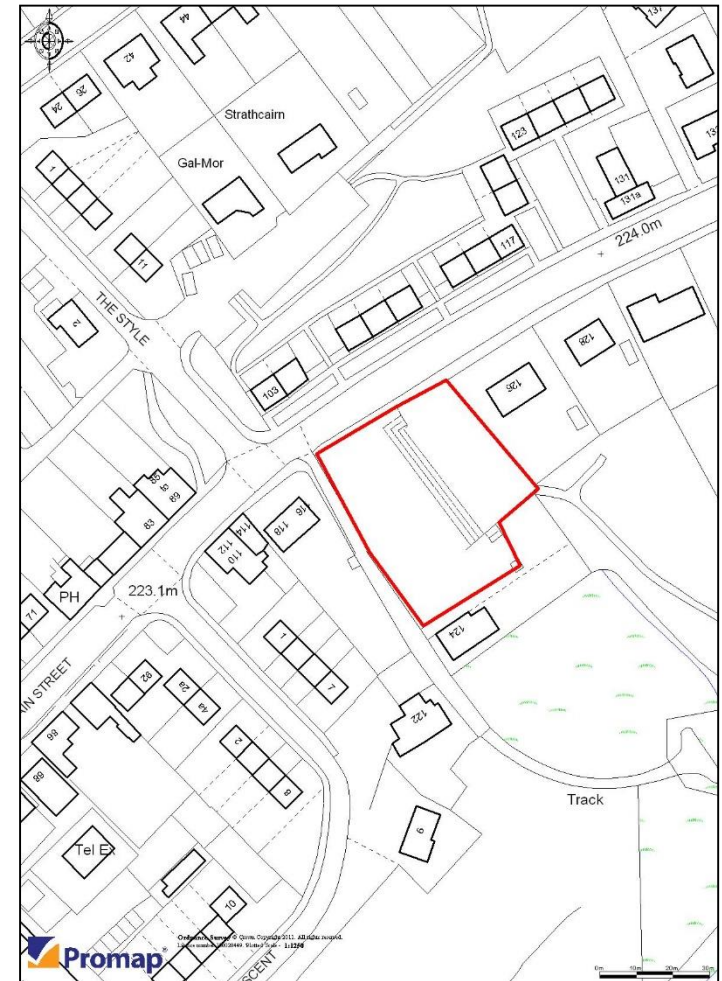
All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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 on 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.

124 MAIN STREET, MUIRKIRK



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
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