



RESIDENTIAL DEVELOPMENT SITE

- > REGULAR SHAPED SLOPING SITE OF APPROX. 2.63 HA (6.5 ACRES)
- > ELEVATED POSITION OVERLOOKING TOWN AND HILLS BEYOND
- > DETAILED PLANNING CONSENT FOR 40 RESIDENTIAL UNITS
- > IN CLOSE PROXIMITY TO TOWN CENTRE AND ALL LOCAL AMENITIES

FOR SALE

ANDERSON DRIVE, DARVEL, KA17 0DE

CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk
01292 267987 www.shepherd.co.uk



LOCATION

Situated between Anderson Drive and Jamieson Street the south-most part of the site is some 500 metres from Main Street which is the A71 running through the town centre from Kilmarnock to Strathaven. All local amenities are close to hand. There is a bus service to Kilmarnock every 15 minutes.

THE PROPERTY

The area of the proposed development is currently covered with wild grasses and areas of light foliage. There is no history of industrial use and the land has remained undeveloped from the 1850's to the present day.

A ground investigation report and risk assessment has been prepared by Messrs. Leyden Kirby Associates Ltd.

Area approx. 2.63 ha (6.5 acres)

PLANNING

Detailed planning consent for a mix of detached/semi-detached villas and bungalows was granted by East Ayrshire Council in June 2011 under Reference 10/0296/AMCPPP.

Confirmation received from Planning Authority that development has commenced.

No Section 75 nor similar conditions are attached and there is no requirement for the provision of social housing.

Details of such consent, including house types, S.I. Report, surface water drainage assessment etc. will be made available to parties expressing serious interest.

PRICE

Offers over **£1,000,000** are invited.

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.



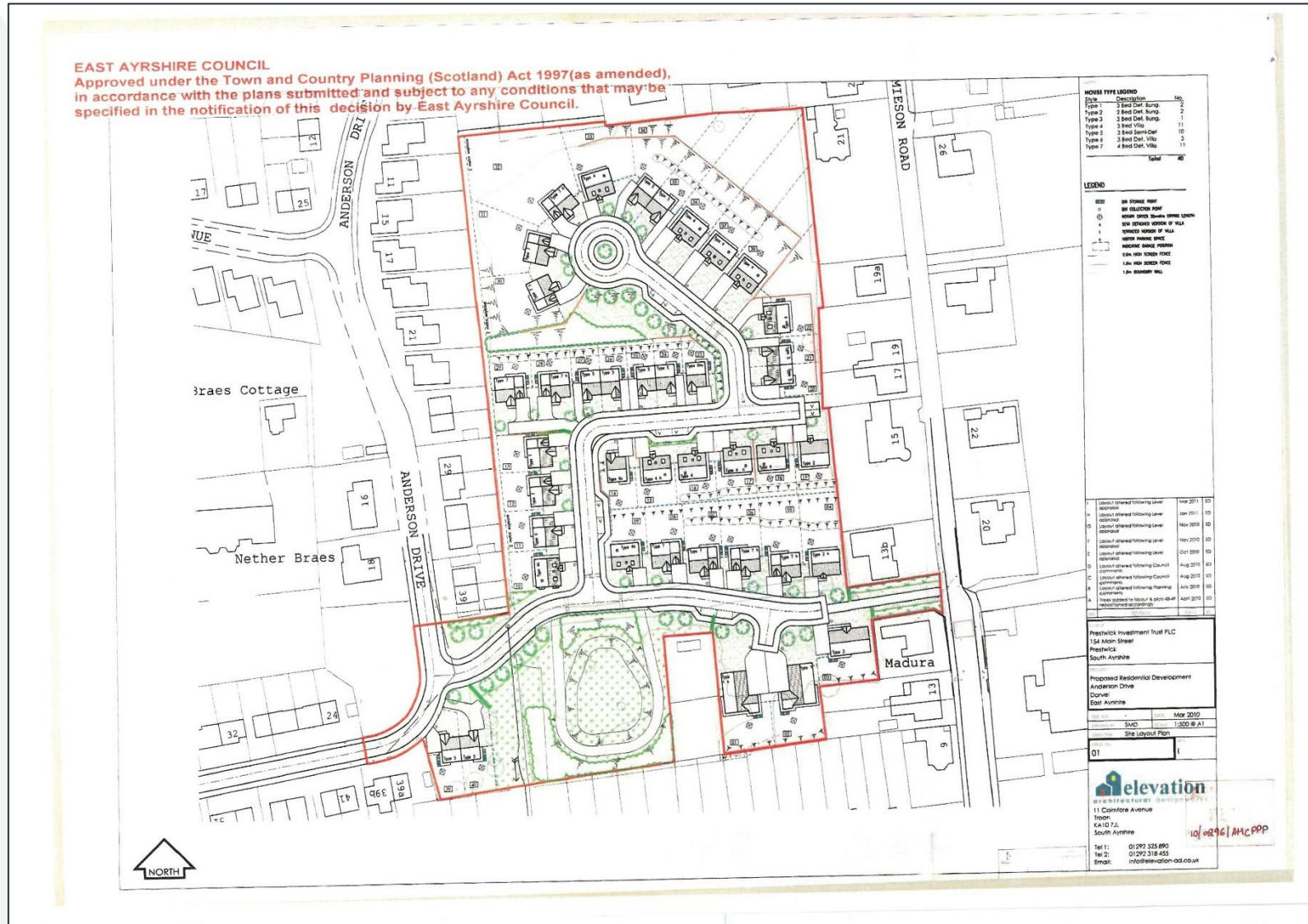
For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987
Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk Arlene Wallace a.wallace@shepherd.co.uk

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JULY 2023**





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