

FOR SALE/TO LET

Development Opportunity

**SHEPHERD**
Commercial

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51 Kirkoswald Road, Maybole, KA19 8BN

- Prominent frontage to A77
- 0.57 ha (1.40 ac) site
- Zoned residential in Local Development Plan
- Available for sale or lease

► Location

The subjects are located within the village of Maybole which lies in the South Ayrshire Council area, approximately 7 miles south of Ayr on the A77. The town has a resident population of around 4,500.

The property is situated on Kirkoswald Road, at the south most end of the village adjacent to Carrick Academy. The site is positioned in a mainly residential area and is within easy walking distance of all main amenities, including schools, shops, a local golf course and a swimming pool.



► Description

The subjects comprise a large brick built workshop and offices formed over one and two storeys having a gross internal floor area of 967.3 m² (10,412 ft²). The premises benefit from a substantial yard area with an extensive road frontage.

► Planning

The property is located in an area zoned for residential use within the South Ayrshire Local Plan. Outline planning consent for private retirement sheltered housing was granted in 2008 although this has now lapsed.

The property therefore offers potential for development for residential or possibly commercial use subject to local authority consents. All enquiries regarding planning should be made to South Ayrshire Council Planning Department.

► Rating Assessment

The subjects are currently entered in the Valuation Roll as follows:-

NAV/RV Nil

► Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

► Purchase Price

Our clients are seeking best offers for their heritable interest on either unconditional or subject to planning for change of use.

As a formal closing date may be set for offers, all seriously interested parties are advised to lodge expressions of interest with this office.

► Lease

The subjects are available to let in whole or part on a new lease of negotiable length, rental offers are invited.

► 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.

► Costs

Each party will be responsible for payment of their own legal costs.

► Viewing and Further Information

Viewing is strictly by prior appointment.

Please contact the marketing Agents for further information.

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