

117 East Main Street, Darvel, KA17 0JQ



- Lapsed planning consent for 40 bedroom residential/nursing home
- Site area 0.92 ha (2.27 acres)
- Residential development adjacent
- Located on the eastern edge of the town
- Offers over £125,000

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

T: 01292 267987

F: 01292 611521

www.shepherd.co.uk

LOCATION

The site is within the town of Darvel which has a resident population of around 3,400 and is located in the East Ayrshire Council area on the A71 approximately 9 miles east of Kilmarnock.

Kilmarnock is the main shopping and administrative centre for the East Ayrshire Council area and has a resident population of around 45,000.

Darvel has a limited range of essentially local services and facilities centred in and around West Main Street. The subjects are located to the east of the village centre in a residential area.

DESCRIPTION

The subjects comprise a substantial irregular shaped site presently with a covering of grass and scrub and including some semi mature trees.

The site area is approximately 0.92 ha (2.27 acres).

PLANNING

Planning consent was granted under Reference 12/0233/PPP for the erection of a nursing/care home on site. This consent has now lapsed.

A Plan illustrating the previous scheme is attached.

PRICE

Offers over **£125,000** are invited.

LEGAL 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 incidence of Value Added Tax in respect of this transaction.

PORTFOLIO SALE

The subjects form part of a small portfolio of development sites for sale as a single lot or individually. Information on the other sites is available upon request.

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 and 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.

VIEWING

For further information or viewing arrangements please contact Kevin Bell or Arlene Wallace:

A 22 Miller Road, Ayr, KA7 2AY
T 01292 267987
F 01292 611521
E AyrCommercial@shepherd.co.uk

Publication date: August 2019

