

For Sale (In Whole Or Parts) Development Site

SHAWFARM PRESTWICK KA9 2RQ 23.52 Acres (9.52 Hectares)





LOCATION

Prestwick is a town of circa 15,000 population (2011 census) located in the South Ayrshire local authority area approximately 34 miles south west of Glasgow City Centre. The development site is located adjacent to Prestwick International Airport. The site is well served by the nearby Prestwick train station and the Å77/M77 motorway to Glasgow.

DESCRIPTION

The site is relatively flat, in the main grass covered and bound by Shaw Road and Monument Crescent. A circa 5 acre section to the south west of the site is affected by the presence of a grade B listed building (Shaw Tower), a footpath leading to Shaw Tower and an area of archaeological interest. Due to the proximity to the airport a height restriction on buildings exists for the site, ranging from 9.60 metres to 12.20 metres.

SIZE

The site extends to an area of 23.52 acres (9.52 hectares). Consideration may be given to selling the site in parts.

PLANNING

The site falls within the South Ayrshire Local Development Plan (adopted September 2014) in an area designated for business and industry related to aerospace, marine and defence uses. However, we note that a construction company were granted permission to develop their new HQ adjacent.

TERMS

The heritable interest in the whole site is available at offers over £1.45m. Please note that if the site is sold in parts a higher rate per acre will apply.

LEGAL FEES

Each party will be responsible for their own legal costs, with the purchaser liable for any Land and Buildings Transaction Tax.

VAT

All prices are quoted exclusive of VAT. Please note that VAT will be payable on the purchase price.

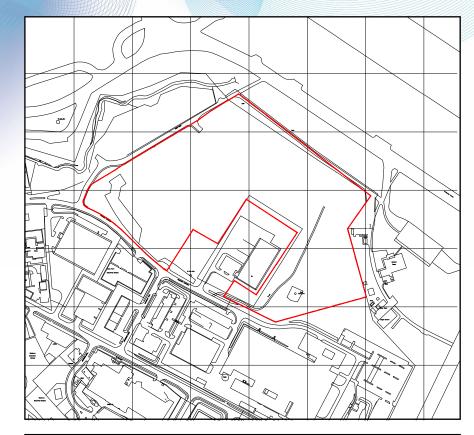
VIEWING

Strictly by appointment with the selling agent:

Colin McManus 0141 226 1035 colin.mcmanus@colliers.com

Colliers International 2 West Regent Street Glasgow G2 1RW

Tel: 0141 226 1000 Fax: 0141 226 1099





Messrs Colliers for themselves and for the vendors or lessors of this property, whose agents we are, give notice that i) The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute or form part of any offer or contract. ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupations, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation 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 Colliers has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) The vendor is not obliged to accept the highest or indeed any offer.

PROPERTY MISDESCRIPTIONS ACT 1991

PROPERTY MISDESCRIPTIONS ACT 1991 1. The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any changes we will inform all enquirers at the earliest opportunity. 2. Date of Publication - March 2017. 3. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



