

FOR SALE : RESIDENTIAL SITE FOR 30+UNITS

ARMOUR WYND • DALMELLINGTON • KA6 7RF

DM HALL
CHARTERED SURVEYORS

01292 268055

RURAL SETTING WITHIN DESIRABLE AREA OF DALMELLINGTON

DEVELOPMENT SITE WITH PREVIOUS PLANNING FOR 30
DETACHED HOUSES, SCOPE FOR MORE

ROAD CONNECTION AND SERVICES
ON THE ADJOINING SITE

SITE AREA 1.6 HA (3.95 AC)

OFFERS ARE INVITED



LOCATION

Armour Wynd is a desirable private residential locale and an existing street of modern detached bungalows having rural outlooks, located on the northern outskirts of Dalmellington, just off the B741 New Cumnock road. Services including primary and secondary schooling are located nearby.

Dalmellington is located within the East Ayrshire region, south east of Ayr and north west of Castle Douglas, offering the following drive times:

	MILES	MINUTES
AYR (A713)	13	20
KILMARNOCK (A77)	30	43
CASTLE DOUGLAS (A713)	35	49
DUMFRIES (A713/A75)	46	66
GLASGOW (A/M77, M8)	49	67
GLASGOW AIRPORT (A/M77, M8)	51	69
PRESTWICK AIRPORT (A713/A77)	18	30

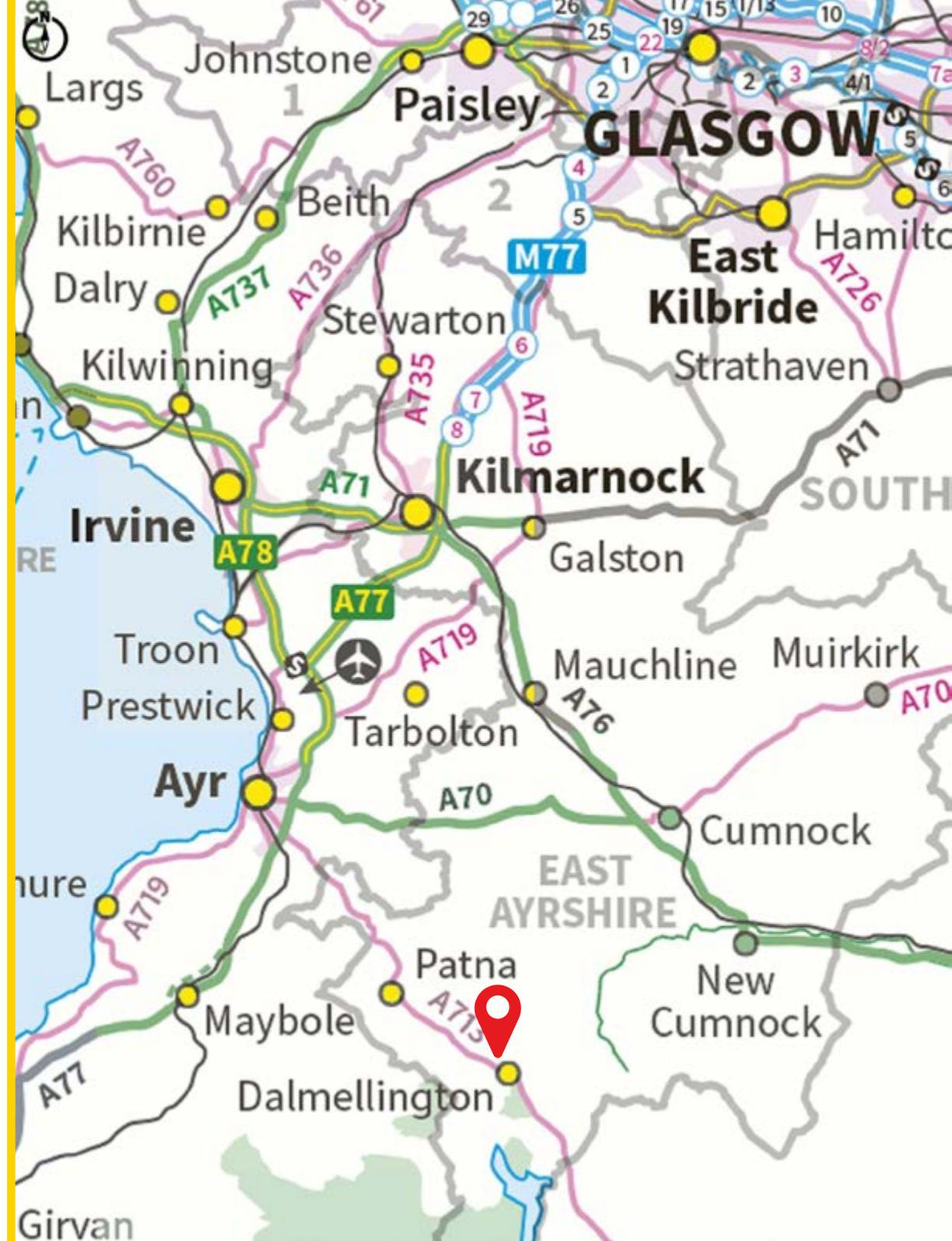
DESCRIPTION

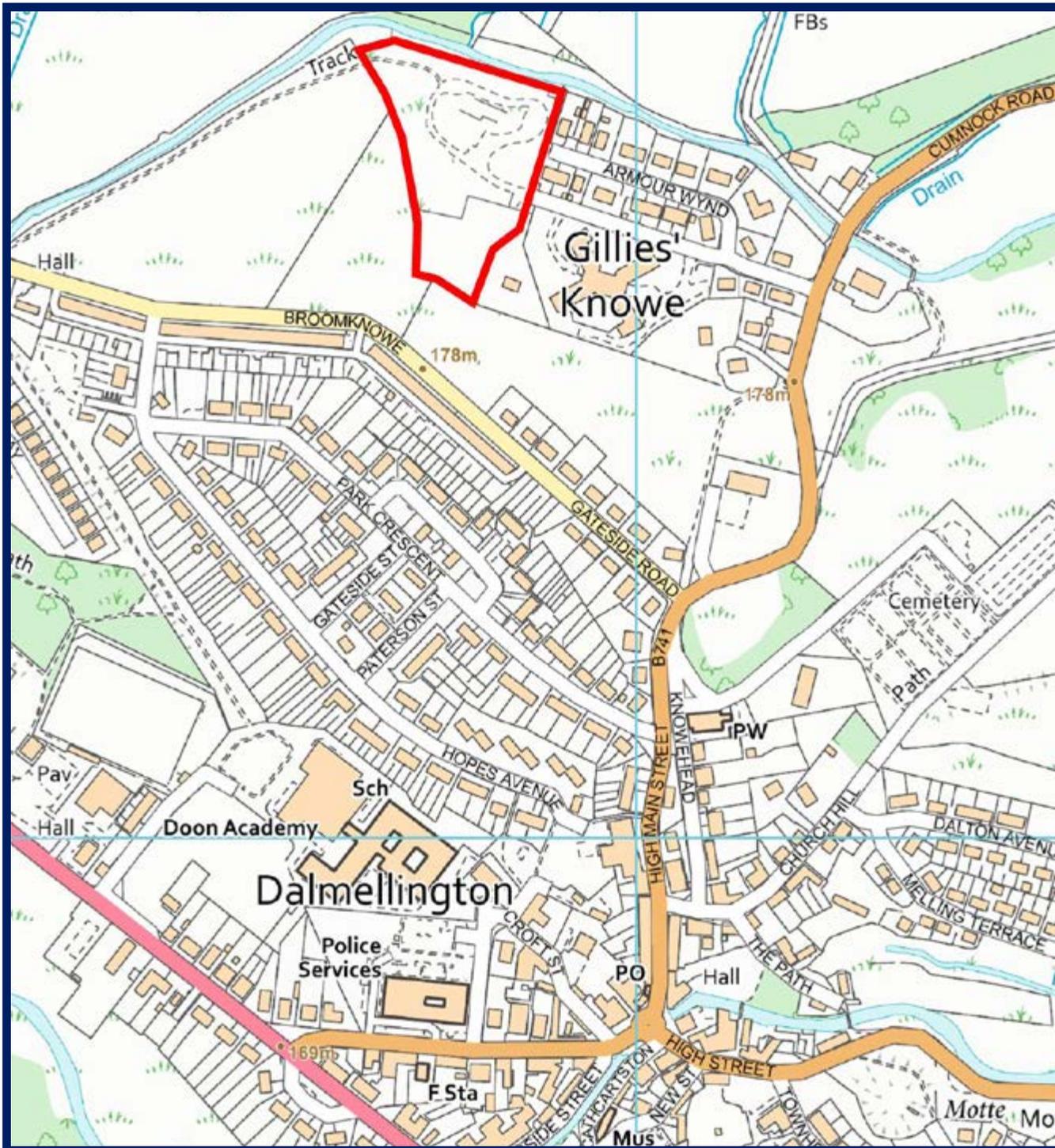
The site extends to the west of Armour Wynd and comprises an irregular shaped area of broadly level ground. Roads are in place to the site edge where there is also access to services.

Previous planning consent was in place under reference O6/O375/FL for the development of 24 detached and six semi-detached dwellings with associated roads, services and open space. The planning was extended but has since lapsed, although the site remains zoned for housing and we believe there is potential for more units, subject to obtaining the necessary consents. Plans for the previous scheme, as well as a mining and environmental reports are available to interested parties.

Further information on the planning is available via East Ayrshire Council online planning portal, or, by contacting the Council on 01563 576790.

The site is ideal for a smaller developer or local builder offering the option of speculative, or, off plan new build, or, selling serviced self-build plots. The seller would be willing to renew planning permission, subject to satisfactory agreed conditions of sale.





SITE AREA

The site extends to 1.6 Ha (3.95 Ac), or thereby.

PRICE

Offers are invited for our client's heritable interest in the site with preference for a full, clean offer. Consideration will be given to a sale on a 'subject to planning' basis, or, offers based on agreed phased payments subject to deposit and acceptable conditions.

Interested parties should note their interest by email in order to be advised of any closing date being set.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agent:-

ANTHONY ZDANOWICZ

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