

## DEVELOPMENT OPPORTUNITY

- > PROMINENT SITE IN CENTRE OF VILLAGE
- > SITE AREA 0.14 HECTARES (0.34 ACRES)
- > LAPSED PLANNING CONSENT FOR SIX UNIT DEVELOPMENT
- > OFFERS OVER £55,000

FOR SALE

**43 MAIN STREET, PATNA, KA6 7LN**

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## LOCATION

The subjects are set within the village of Patna which lies in the East Ayrshire Council area on the A713 around 10 miles south east of Ayr and with a resident population of 2,300.

The subject site is located in the centre of the village in an area of established residential use.

## THE SITE

The subjects comprise the site of a public house now demolished which extends to around 0.14 hectares (0.34 acres) set on the junction of Main Street and Whitehill Drive.

A Site Plan is set out adjacent.

## PLANNING

the site previously had the benefit of planning consent granted by East Ayrshire Council under reference 07/0891/FL permitting two terraces of 3 x three bedroom villas.

This consent has since lapsed.

The East Ayrshire Local Development Plan which is soon to be adopted notes the site under reference 432H having a capacity of six and with residential development supported by the Council.

## PRICE

Offers over **£55,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## 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 26<sup>th</sup> 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:**

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**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

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