

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > LAPSED CONSENT FOR NINETEEN UNIT DEVELOPMENT
- > NEW PLANNING CONSENT PENDING
- > SITE AREA 0.99 HECTARES (2.47 ACRES)
- > OFFERS IN EXCESS OF £300,000 ARE INVITED

FOR SALE

MUIRKIRK ROAD, LUGAR, KA18 3LJ

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01292 267987 www.shepherd.co.uk



LOCATION

The subjects are set within the village of Lugar which lies in the East Ayrshire Council area on the A70 adjacent to the larger town of Cumnock and around 20 miles south east of Kilmarnock.

Lugar is mainly residential in character with the site in question being located in the centre of the village with extensive frontage to the A70.

THE PROPERTY

The subjects comprise an irregular shaped upward sloping site containing grass and scrubland with mature trees to the perimeter.

The site extends in total to 0.99 hectares (2.47 acres).

PLANNING

The subjects previously had the benefit of a detailed planning consent for 19 units granted by East Ayrshire Council in January 2008 under reference 06/0297/FL.

This has now lapsed although our clients intend apply for planning consent for a new scheme of similar density although with differing house mix. Further information is available upon request.

PRICE

Offers over **£300,000** are invited in respect of our client's freehold interest.

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.

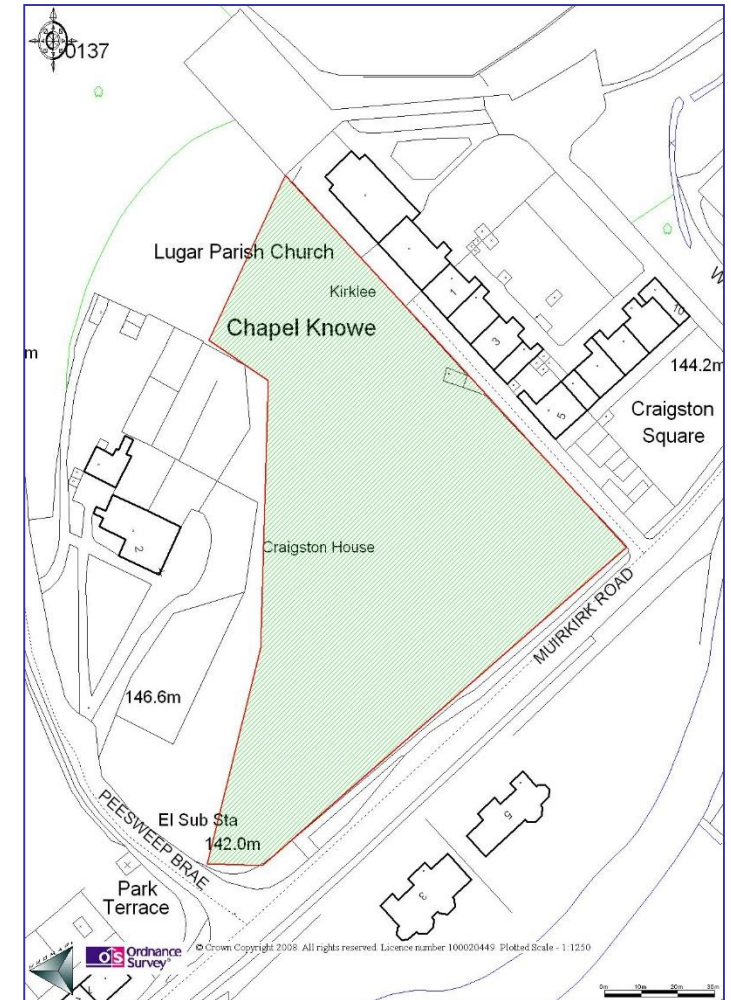
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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.



MUIRKIRK ROAD, LUGAR



For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2020**

