





LOCATION

The subjects are located on Main Road in the Whitletts district of Ayr in an area of primarily residential use and adjacent to a parade of neighbourhood shops.

Main Road is an urban dual carriageway and carries a high traffic volume at most times of day.

Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.

THE SITE

The subjects comprise a regular site finished in grass and scrubland being approximately 0.11 hectares (0.27 acres).

RATING ASSESSMENT

The site is not assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

Not Appropriate

PLANNING

The site previously held planning consent for the construction of six two bed and three one bed flats granted under reference 08/00173/FUL by South Ayrshire Council in June 2008.

The planning consent has since lapsed interested parties should contact South Ayrshire Council for further information in this respect.

PRICE

Offers over £115,000 are invited.

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 $\ensuremath{\mathsf{VAT}}$

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.



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

Shepherd Chartered Surveyors 22 Miller Road, Ayr, KA7 2AY 01292 267987 Kevin N Bell BSc MRICS <u>kevin.bell@shepherd.co.uk</u> Arlene Wallace <u>a.wallace@shepherd.co.uk</u>









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