

FOR SALE

DEVELOPMENT OPPORTUNITY

Galbraith

Development site zoned for residential development

- Greenfield site
- Attractive accessible location
- Zoned for up to 45 houses
- About 2.29 ha (5.67 acres)
- Option opportunity on adjacent site
- Services located nearby

MEADOWPARK

DALRYMPLE, EAST AYRSHIRE,

KA6 6DY



LOCATION

The subjects are located on the east edge of the village of Dalrymple. The village has a population of about 1,500 and comprises mainly residential accommodation with some shops, post office and pub. There is a primary school and community library. It is 6 miles south east of Ayr and 42 miles from Glasgow.

DESCRIPTION

The site extends to about 2.29 ha (5.67 acres). The land is flat and bounded to the south west by residential properties and to the north and east by agricultural land. There is a gas pipeline (north-south) across the site.

PLANNING

The site outlined in red lies within the Dalrymple settlement boundary and is zoned for residential development for up to 45 homes in the adopted East Ayrshire local Development Plan (ref 278H).

The site outlined in yellow 1.46 ha (3.6 acres) is outwith the settlement boundary and zoned as countryside.

SERVICES

Services are located nearby.

METHOD OF SALE

Offers are invited for the freehold interest in the site outlined in red with vacant possession. Consideration will be given to offers for the land in phases and to granting a purchase option on the land outlined in yellow conditional on zoning and planning permission being achieved. In the event a closing date is set, interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and associated timescales. We recommend that interested parties note their interest in the site to be kept informed of any closing date and to receive any additional pertinent information. It is expected that interviews will be held with selected bidders with a view to appointing a preferred bidder.



VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the purchaser responsible for LBTT, registration dues and VAT incurred thereon.

VIEWING AND FURTHER INFORMATION

Viewing is by appointment only. All enquiries or requests for further information should be directed to the sole selling agents:

Galbraith
7 Killoch Place
Ayr
KA7 2EA
Tel: 01292 268181
Email: fiona.fulton@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate