



**FOR SALE**

**Development Opportunity**

Suited to residential development subject to planning

Approx 4.26 Hectares (10.52 Acres)

Currently in agricultural use

Accessible location adjacent to A71

Offers Invited



WHAT 3 WORDS

**LAND AT ANNANDALE, KILMARNOCK, KA1 2RS**

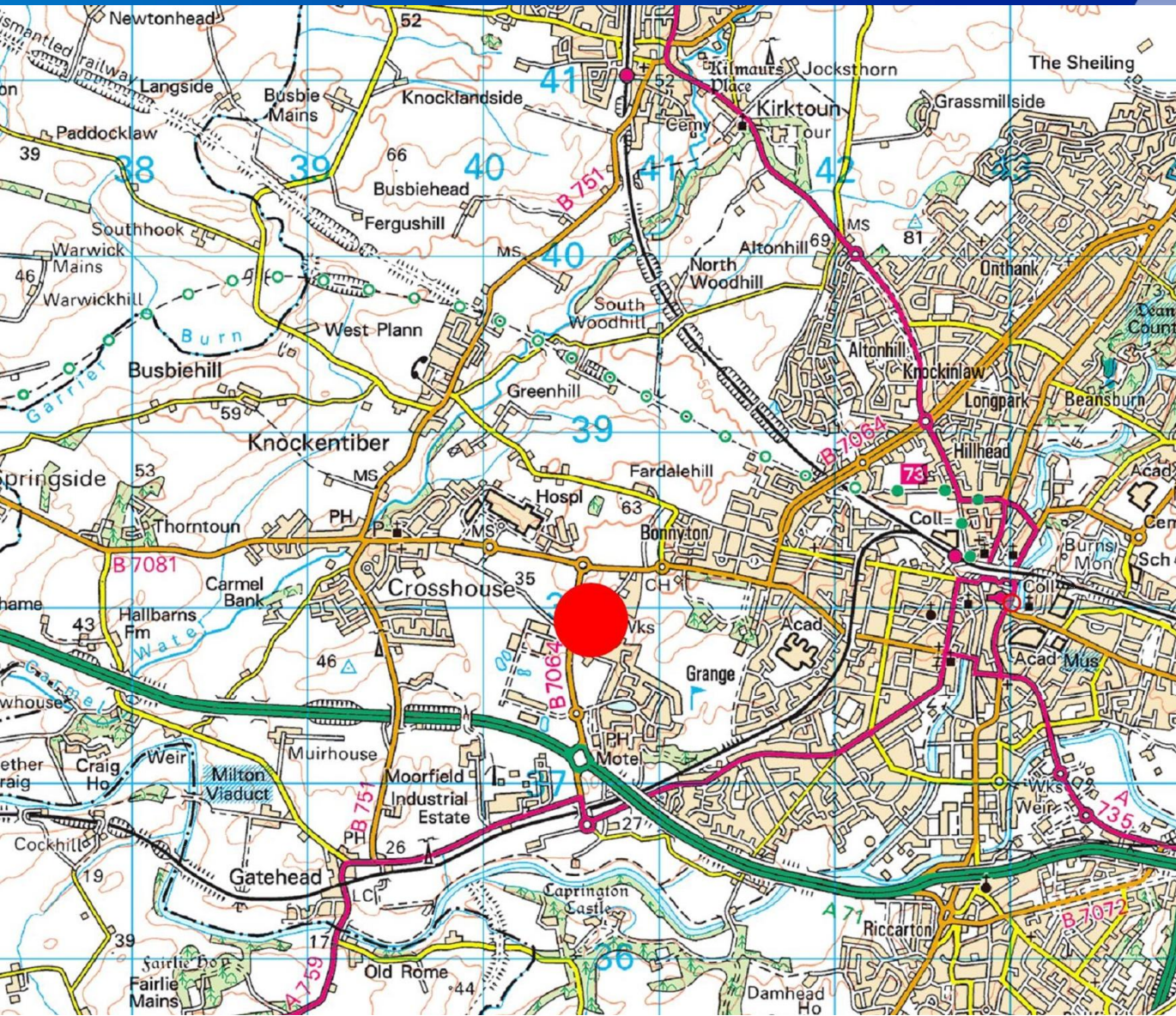
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# Location

LAND AT ANNANDALE, KILMARNOCK



The subjects are located within the town of Kilmarnock the principal settlement in the East Ayrshire Council area which has a resident population of around 46,500.

The site is located towards Kilmarnock's eastern boundary north of the A71 and close to Moorfield roundabout, Crosshouse Hospital is located a short distance to the north.

The area is one of mixed use with residential predominating to the east including ongoing new build developments. Moorfield Industrial Park is located to the west.

The site is readily accessible to the A71, A77 and A78.

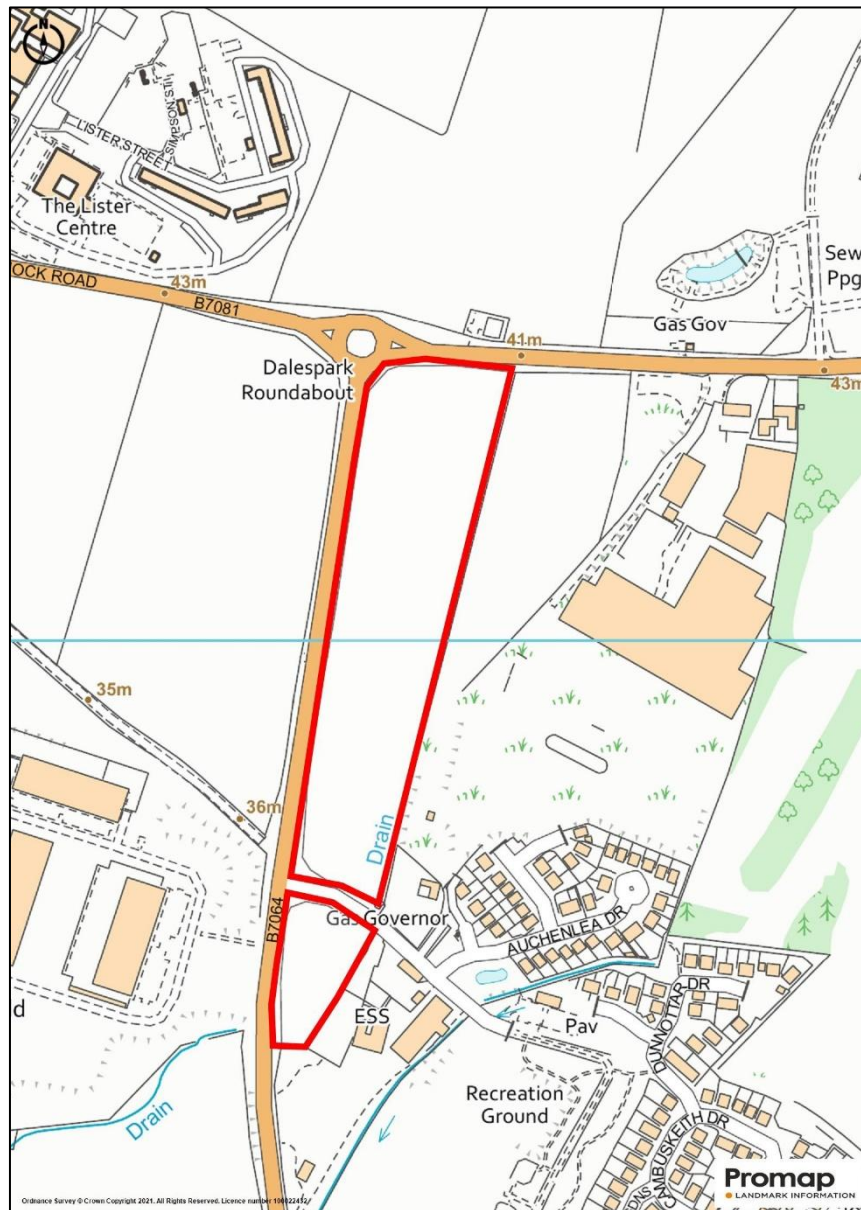


FIND ON GOOGLE MAPS



# Description

LAND AT ANNANDALE, KILMARNOCK



**The subjects comprise two adjacent broadly level regular shaped sites in agricultural use.**

The approximate site areas are as follows:

North-most site – 3.75 Hectares (9.26 Acres)

South-most site – 0.51 Hectares (1.26 Acres)

**Total – 4.26 Hectares (10.52 Acres)**

## Site Access

The main site has road frontage to three sides with existing access points.

We would advise purchasers that East Ayrshire Council have agreed to create at their cost a traffic light controlled junction providing access direct into the site mid way along it's west-most boundary off the B7064, further information is available upon request.

An indicative plan is included overleaf.

## Planning

The sites have no designated use in the East Ayrshire Council Adopted Local Development Plan. They are considered suitable to residential use subject to planning.

We would advise that the owners have requested that the Council consider the site for inclusion in the next East Ayrshire Local Development Plan (EALDP3) as a residential development site.

## Servitude

High pressure gas pipes run under the site, further information is available upon request.





## Price

Offers are invited in respect of our client's interest.

Our clients are willing to consider clean offers or conditional offers subject to planning for change of use.

## Rateable Value

The subjects are not assessed for rating purposes.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

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

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



## Get in Touch

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



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## 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.

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