



Littlemill Place, Rankinston, By Ayr, KA6 7HB



****PRICE REDUCTION OFFERS OVER £70,000****

- Level site of approx. 0.29 acres
- Zoned for residential use
- Scope for early development of up to 10 new units
- Delightful semi-rural location
- Drongan – 3 miles, Ayr – 11 miles

VIEWING & FURTHER INFORMATION:

AyrCommercial@shepherd.co.uk

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LOCATION

The site is located close to the heart of the former Ayrshire mining village of Rankinston, the village is essentially residential in character and includes a local Primary School. The site has an extensive road frontage with open views to the rear. Drongan is within 3 miles and the County town of Ayr is 11 miles to the west accessed via the nearby B730.

Primary School facilities are available in the village and the site has an open aspect to the rear over playing fields and beyond.

DESCRIPTION

Presently occupied by a single storey former public house premises of brick construction.

The site is broadly level and of regular shape. It is bound by a mixture of timber post and wire palisade fencing, a Site Plan is attached.

Total site area extends to 0.12 ha (0.29 acres) approx.

SERVICES

We understand that mains drainage, water and electricity supplies are available within or immediately adjacent to the site.

PLANNING

Historically, outline planning consent was granted in respect of the demolition of the existing building and the construction of a total of 4 x 3 bed houses thereon. A further consent was granted for the construction of a total of 10 flatted units.

These planning consents have since lapsed however within the East Ayrshire Local Development Plan the site is zoned for residential use under Reference 353H with an indicative capacity of 10.

Parties interested in lodging formal offers are advised to discuss their proposals with East Ayrshire Council.

PRICE

Offers in excess of **£70,000** are invited.

LEGAL 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 incidence of Value Added Tax in respect of this transaction.

VIEWING

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

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