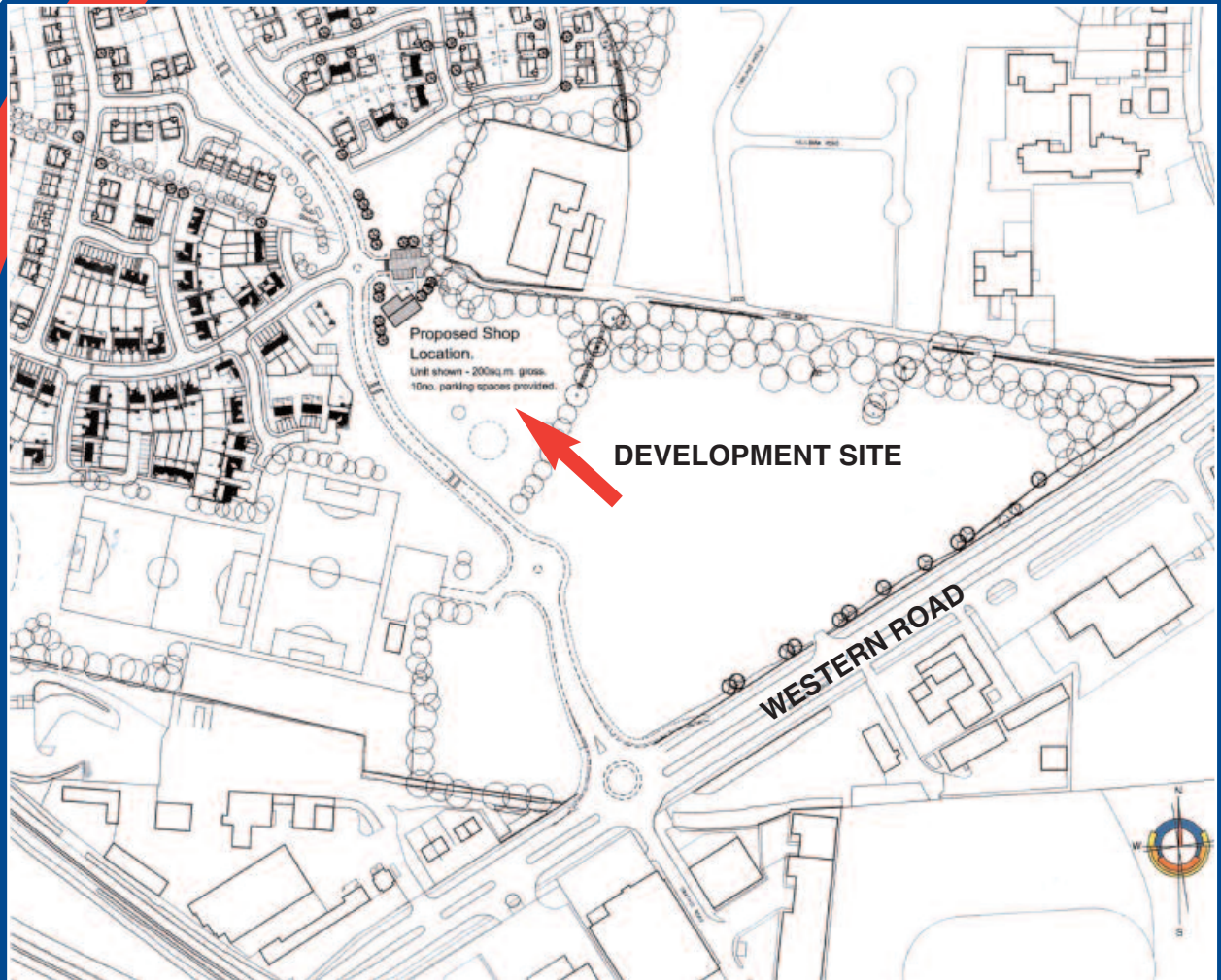




**Graham
+ Sibbald**

FOR SALE DEVELOPMENT



ALTONHILL, WESTERN ROAD KILMARNOCK

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5 St. Marnock Place,
KILMARNOCK,
KAI IDU

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Fax: +44 (0)1563 537764

Email: flang@g-s.co.uk

www.g-s.co.uk

- PROMINENT MAIN ROAD SITE
- MAXIMUM SIZE 200 SQ M
- SITUATED WITHIN 625 HOUSE RESIDENTIAL DEVELOPMENT
- ONLY PROPOSED RETAIL UNIT SERVING ENTIRE RESIDENTIAL DEVELOPMENT

ALTONHILL, WESTERN ROAD

DEVELOPMENT

LOCATION:

Kilmarnock has a resident population of approximately 43,588 (Census 2001) and is located within East Ayrshire approximately 22 miles south of Glasgow, 13 miles north of Ayr and 7 miles east of Irvine connected by the A71 and A77/M77 trunk roads.

The subject site is situated within a large scale master planned residential development of 625 houses at Altonhill, Kilmarnock which is situated between Western Road to the south and Kilmaurs Road to the north.

The surrounding area would be entirely residential in nature and the proposed development would provide amenity services within this local development.

The exact location and boundaries of the retail development site, within the development, will require to be finalised with East Ayrshire Council and may vary from that which is shown on the plan.

DESCRIPTION:

A retail development site suitable for a Class 1 retail store. The development requirements should be in accordance with a Section 75 agreement, attached to the master planned area, which seeks to provide retail premises of approximately 200 sq m to a specific design to be confirmed in due course and approved by the local planning authorities.

The successful purchaser/developer will be subject to an agreed development timetable to create the proposed premises.

RATEABLE VALUE:

Upon completion the subjects will require to be entered in the current Valuation Roll with a Rateable Value which is to be assessed.

TOWN PLANNING:

The subjects are situated within the settlement boundary of Kilmarnock as outlined in the East Ayrshire Local Plan (Adopted Version 2003) within an area which has been specifically highlighted for residential development.

Outline planning consent for the master planned residential development was granted by East Ayrshire

Council on 30th August 2004 by way of planning application reference 03/0990/OL which was subsequently amended on 5th March 2008 by planning application reference 07/0150/FL.

A planning application for the development of the proposed building will require to be submitted in due course.

SERVICES:

It is assumed that mains services of gas, electricity, water and drainage will be available within close proximity of the site.

The purchaser will be required to satisfy themselves independently by making their own enquiries directly to the utility providers.

PRICE:

Offers in excess of **£100,000** are invited.

VAT:

The purchase price is quoted exclusive of VAT. Prospective purchasers will be required to satisfy themselves independently as to the incidence of VAT upon the purchase.

LEGAL COSTS:

Each party will be responsible for meeting their own legal costs in connection with a purchase.

ENTRY:

By arrangement.

VIEWING:

Strictly by appointment with the sole selling agent:

Graham & Sibbald
Chartered Surveyors
5 St Marnock Place
KILMARNOCK
KA1 1DU

Tel: 01563 528000

Fax: 01563 537764

e-mail: flang@g-s.co.uk

PUBLICATION REFERENCE:

805012

WITH OFFICES IN:

- ABERDEEN
- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
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- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



**Graham
& Sibbald**

www.g-s.co.uk

IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property.
3. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.