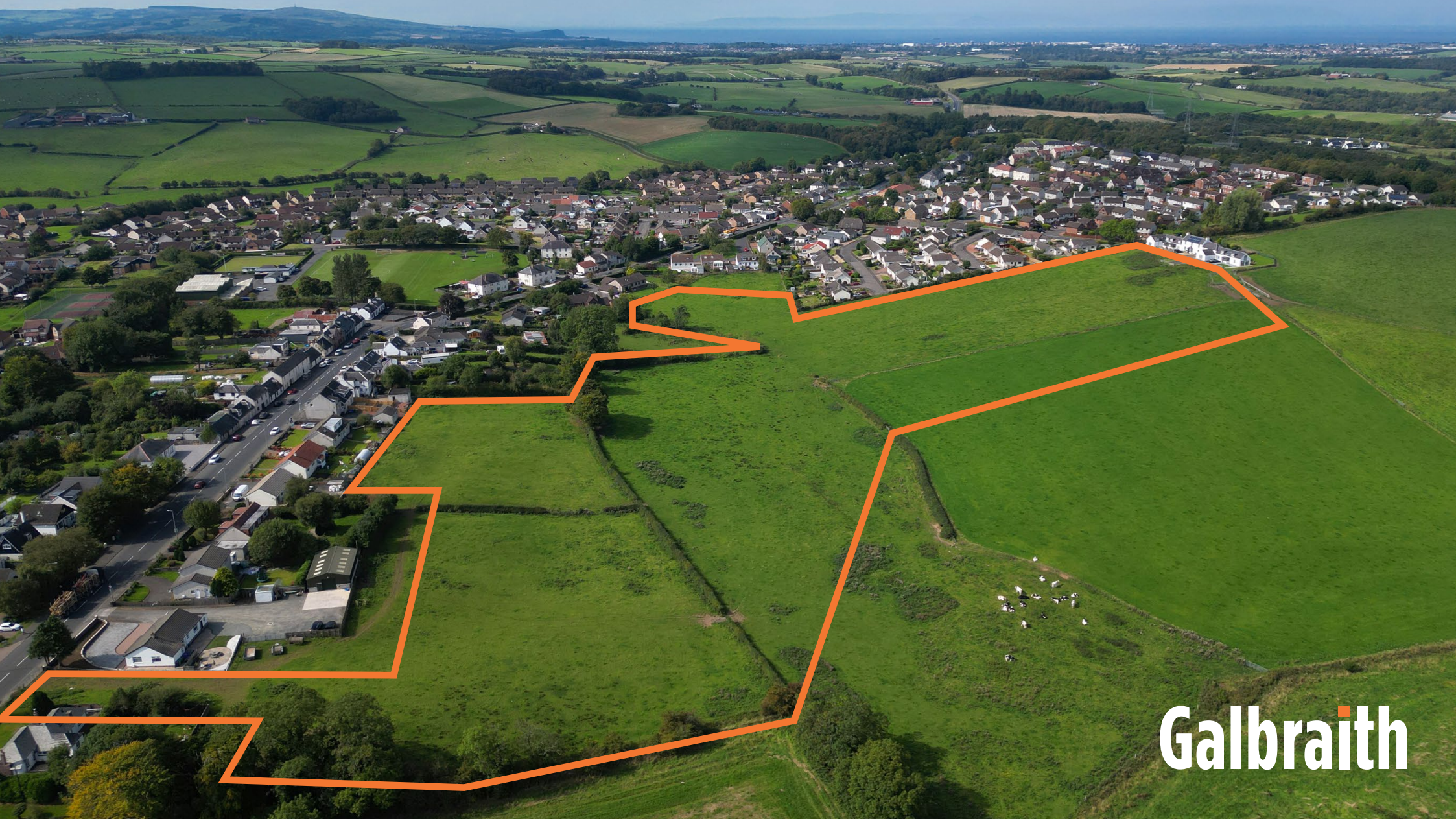


LAND AT GALLOWHILL

COYLTON, AYR
RESIDENTIAL DEVELOPMENT SITE



Galbraith

LAND AT GALLOWHILL, COYLTON, AYR RESIDENTIAL DEVELOPMENT SITE

RESIDENTIAL DEVELOPMENT SITE

- Approximately 15.20 acres (6.15 hectares)
- Land zoned for residential development
- Located in a popular village within good proximity of Ayr
- Prominent position with a number of access points
- Services nearby



Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**

LOCATION

Coylton is a popular village approximately 5 miles to the east of the principal town of Ayr. The village has a number of local amenities including a local shop, medical centre, service station and a pub.

The property lies within the catchment of Coylton Primary School and Ayr Academy both of which are highly regarded. The City of Glasgow lies approximately 40 miles to the north east via the M77 and provides all the amenities and services expected of a major centre.

DESCRIPTION

The land at Gallowhill comprises an area of farmland on the edge of the village which enjoys a southerly aspect and access off local streets.

The land extends to approximately 15.20 acres and slopes gently downhill from north to south.

Access to the land is available at 3 points on the western boundary and also at a single point on the southern boundary. The vendors own the land to the east of the subjects and can provide all necessary rights for surface water drainage and other service infrastructure requirements.

PLANNING.

The subjects are located in the South Ayrshire local development plan area and are allocated for residential development with an indicative capacity for 120 units under ref: COY4.

TECHNICAL INFORMATION AND DATA ROOM

Plans showing the location of nearby services are available in an online data room and available on request.

METHOD OF SALE

Offers conditional on obtaining planning consent are expected for the subjects.

Offers should be presented in heads of terms format and should include the following minimum information:

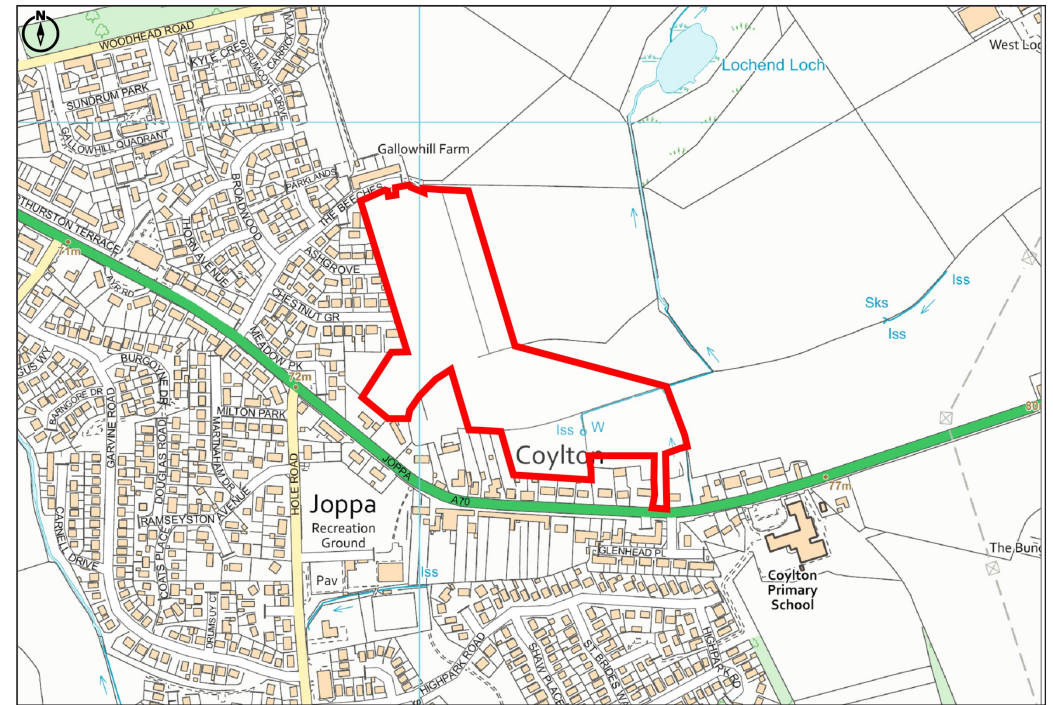
- Bidding party name, company name and status
- Net purchase price and method of payment
- Conditions of purchase
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application (if required).
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third party approval
- Legal representatives details

A deposit of £25,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

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 timescales.

We recommend that interested parties note their interest in the site in order 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. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.



LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith
Suite C,
Stirling Agricultural Centre,
Stirling,
FK9 4RN

Harry Stott
harry.stott@galbraithgroup.com
01786 434 630
07909 978 644

SOLICITORS

Lockharts Law
12 Beresford Terrace,
Ayr
KA7 2EG

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the



market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Note: Photographs taken September 2023