

**\*\*NEW PRICE\*\***

- > RESIDENTIAL DEVELOPMENT SITE
- > LAPSED PLANNING CONSENT FOR 9 FLATS
- > OFFERS OVER £135,000

**FOR SALE**

**11-13 HENRIETTA STREET, GIRVAN, KA26 9AL**

**CONTACT:** Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)  
01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The subjects are set within the town of Girvan which has a population of around 7,000 and lies on the Clyde Coast around 20 miles south of Ayr in the South Ayrshire Council area.

Girvan is located on the A77 Stranraer/Ayr trunk route and consequently the town enjoys a steady through traffic in addition it is the main shopping area for surrounding hinterland, Ayr however is the principal shopping and administrative centre for the South Ayrshire Council area as a whole.

The site is located on Henrietta Street close by its junction with Knockcushan Street in the heart of Girvan town centre.

## THE PROPERTY

The subjects comprise a level regular shaped site extending to approximately 0.13 hectares (0.32 acres).

## PLANNING

Planning consent was granted by South Ayrshire Council on 9th August 2016 under Ref No: 16/00595/APP. This has now lapsed although permitted the development of nine flats on site. Plans are available upon request.

## PRICE

Offers over **£135,000** are invited.

## 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.

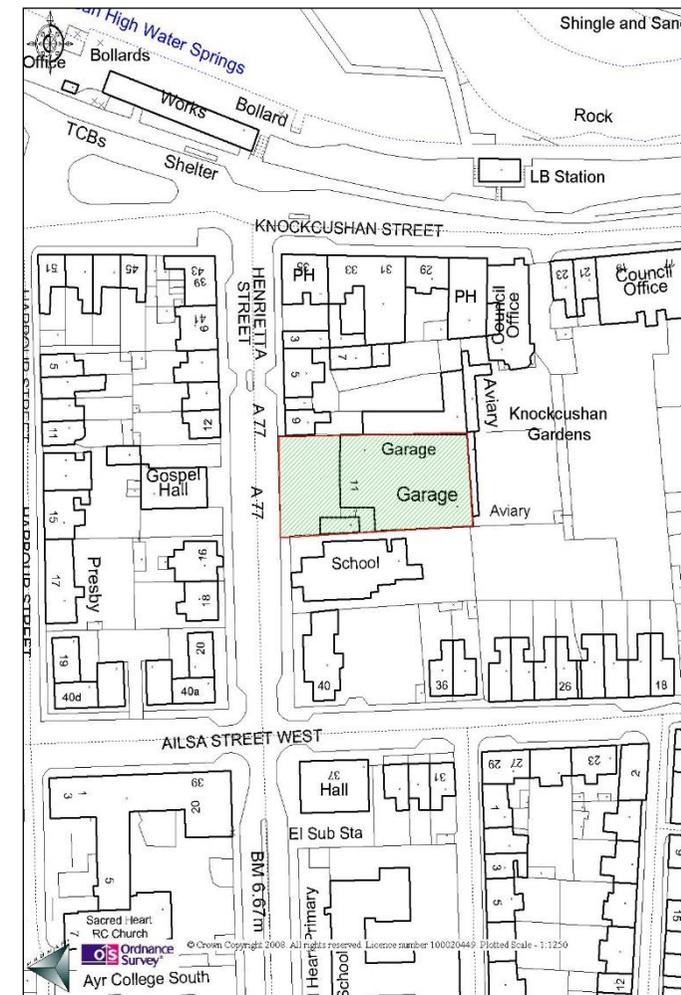
Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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.



## 11-13 HENRIETTA STREET, GIRVAN



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**[www.shepherd.co.uk](http://www.shepherd.co.uk)**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2020**

