



South Ayrshire Council
Newton House
30 Green Street Lane
Ayr KA8 8BH

CLOSING DATE: 12 NOON FRIDAY 5 OCTOBER 2018



FOR SALE

**POTENTIAL HOUSE PLOT
LENDALFOOT**

LOCATION

The subjects comprise a Greenfield site, adjacent to the village hall within the centre of the village of Lendalfoot which is situated around 6 miles south of Girvan. The village is predominately residential in nature and a popular location for holiday homes.

DESCRIPTION

This site, which extends to approximately 0.045 ha (0.12 acres), is situated on the west side of the A77 trunk road with uninterrupted views towards Ailsa Craig. The approximate extents of the site are shown outlined in red in the attached plan.

SERVICES

We understand that mains water and electricity are available within or immediately adjacent to the site however prospective purchasers should make their own enquiries regarding the availability of these connections.

ACCESS

Vehicular access to the site from the A77 would require permission from Transport Scotland. Transport Scotland has advised that in order for permission to be granted the access would require to be designed to the standards prescribed in the Design Manual for Roads and Bridges (DMRB). Potential purchasers are advised to seek the advice of Transport Scotland.

PLANNING

South Ayrshire Local Development Plan (LDP) is generally supportive of the development of new houses where it is shown that they relate well to and sit within a group of existing buildings. There are no site specific designations relative to built heritage but the site is situated within the Scenic Area where any impact on the landscape would be an important consideration in the assessment of any planning application. The land is also covered by a 'wildlife site' designation although adjacent buildings are covered by the same designation which is understood to relate to with wider coastline and foreshore. Potential purchasers should satisfy themselves with SEPA in relation to possible flood risks.

A pre-application discussion with the Council's Planning Service, who can provide further detailed advice on the site, is recommended. Please contact Planning on 01292 616107 or e-mail: - planning.development@south-ayrshire.gov.uk.

PROFESSIONAL FEES

The successful purchaser will be responsible for the Council's legal and surveyor's fees and costs as well as any Land and Buildings Transaction Tax (LBTT) incurred in the course of this transaction.

VIEWING

The site may be viewed without appointment.

OFFERS

Please note that a closing date for final offers for this site has been set for **12 noon on Friday 5 October 2018**.

Formal written offers to purchase the Council's heritable interest in this site are invited. Offers must include details of the proposed use for the site. Where an offer is conditional on planning or any other statutory consents, a detailed timetable for the purchaser to secure these permissions must be provided. **Offers submitted in any other format, including those submitted by fax or e-mail, will not be considered.**

Envelopes containing offers must be clearly marked '**Land at Lendalfoot Offer, do not open before 12 noon, Friday 5 October 2018**' and should be sent to: -

Estates Section
South Ayrshire Council
Newton House
30 Green Street Lane
Ayr
KA8 8BH

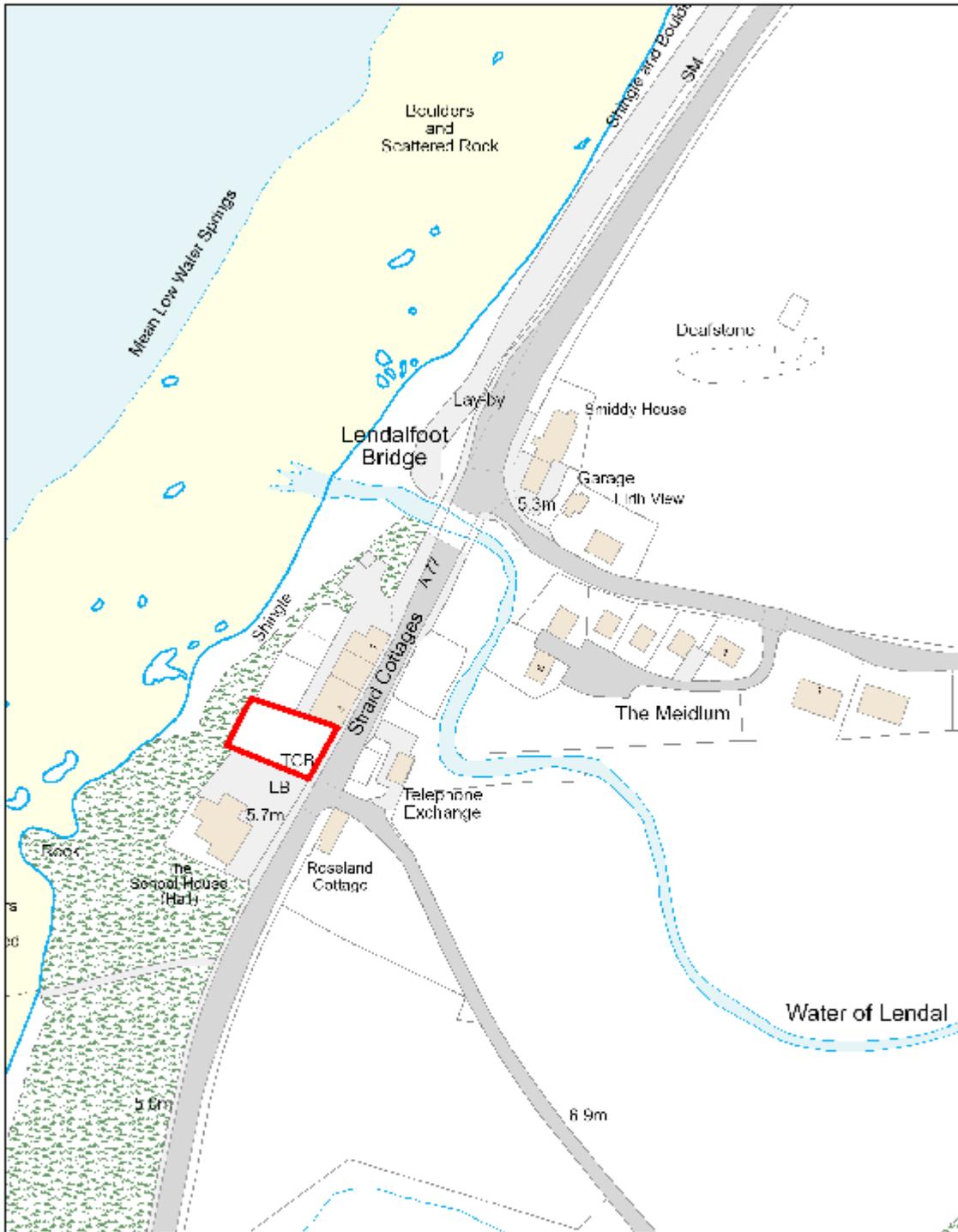
CONTACT

For further information and access please contact: -

David Anderson: - 01292 612 951
Robert Campbell: - 01292 612 833

E-mail: david.anderson2@south-ayrshire.gov.uk
robert.campbell2@south-ayrshire.gov.uk

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Land adjacent to Straid Cottages, Lendalfoot

Scale 1:1500



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