



FOR SALE

**RESIDENTIAL DEVELOPMENT OPPORTUNITY
FULLARTON AVENUE, DUNDONALD**

LOCATION

The subjects comprise a brownfield site which was previously the site of the village library situated within an area of private and local authority type housing close to the centre of Dundonald. The village has a population of around 2,500 and lies approximately 4 miles to the north east of the seaside town of Troon.

DESCRIPTION

This brownfield site, which extends to approximately 0.30 ha (0.74 acres), is situated on the south side of Fullarton Avenue opposite the junction with Cochrane Avenue. The site is generally level although it slopes away towards the rear. The approximate extents are shown outlined in red in the attached plan.

SERVICES

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

PLANNING

A planning brief outlining potential uses for the site is available on request. 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

Offers are invited for the Council's heritable interest in this site. A closing date for offers may be fixed and prospective purchasers are advised to register their interest by e-mailing the Council's Estates Section.

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

South Ayrshire Council gives notice that these particulars are not warranted, nor do they constitute any part of any offer or contract and all statements contained herein are made without any responsibility on the part of the Council and/or its employees. Further, neither South Ayrshire Council and/or its employees are authorised to make or give any representation of warranty in respect of the property described in this brochure. South Ayrshire Council is not obliged to accept the highest, nor any offer.

Date of Publication: August 2019



Land at Fullarton Avenue, Dundonald

Scale 1:1500



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright and/or database right 2018. All rights reserved. Licence number 100020765.