



FOR SALE

**RE-DEVELOPMENT OPPORTUNITY
FORMER AYR GRAMMAR PRIMARY SCHOOL
MIDTON ROAD, AYR KA7 2SF**

LOCATION

Ayr is the administrative and principal retail centre for Ayrshire with a population of around 48,000 persons and a catchment population in excess of 180,000 persons. The town is situated approximately 40 miles south-west of Glasgow City Centre and benefits from excellent road and rail links to the city.

The subjects are situated within one of the most desirable and attractive residential areas at the junction of Midton Road and Carrick Road a short distance to the south of the town centre. The site is within walking distance of the town's main railway station and benefits from having a range of shops and amenities close at hand. The location is indicated by the red dot in the plan below.

DESCRIPTION

The main school building, which is of ashlar sandstone construction with a slate roof covering, is over 2 storeys with basement, attic and mezzanine. The building has been extended with a single storey added in 2001. Floor plans showing the internal layout of the building are available on request.

The janitor's cottage is a single storey, detached building of sandstone construction with a pitched roof. Internally it is understood the accommodation comprises 2 bedrooms, living room, kitchen and bathroom. The building sits in grounds extending to approximately 0.38 hectares (0.932 acres) which is indicated by the red line in the plan attached below.

PLANNING

The category C listed school and cottage lie within the Ayr Conservation Area where a range of uses, complementary to the surrounding area, may be acceptable. Details of potential uses are outlined in the Planning Brief which is available on request.

For more detailed planning information please contact the Council's Planning Service on 01292 616 107 or e-mail: -

planning.development@south-ayrshire.gov.uk .



GROSS INTERNAL AREA

The main school building extends to approximately 2,049 sq m (22,055 sq ft) and is broken down as follows: -

Basement: -	44 sq m
Ground Floor: -	1,256 sq m
Mezzanine: -	209 sq m
First Floor: -	505 sq m
Attic: -	35 sq m

The schoolhouse extends to approximately 69.10 sq m (744 sq ft) or thereby. Copies of the floorplans are available on request. The site extends to around 0.38 hectares (0.932 acres).

SERVICES

While we understand that mains drainage, water, gas and electricity are available within the property, prospective purchasers should make their own enquiries regarding the availability of these connections.

RATEABLE VALUE

The property has a rateable value of £57,000.

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.



OFFERS

Offers are invited for the Council's heritable interest in this property. Offers conditional on planning permission being granted will be considered if provided with a detailed description of the intended development.

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.

VIEWINGS

Viewings will be carried out on -pre-arranged dates and interested parties should contact the Council Estates Section to organise a suitable viewing slot. Contact details are below.

CONTACT

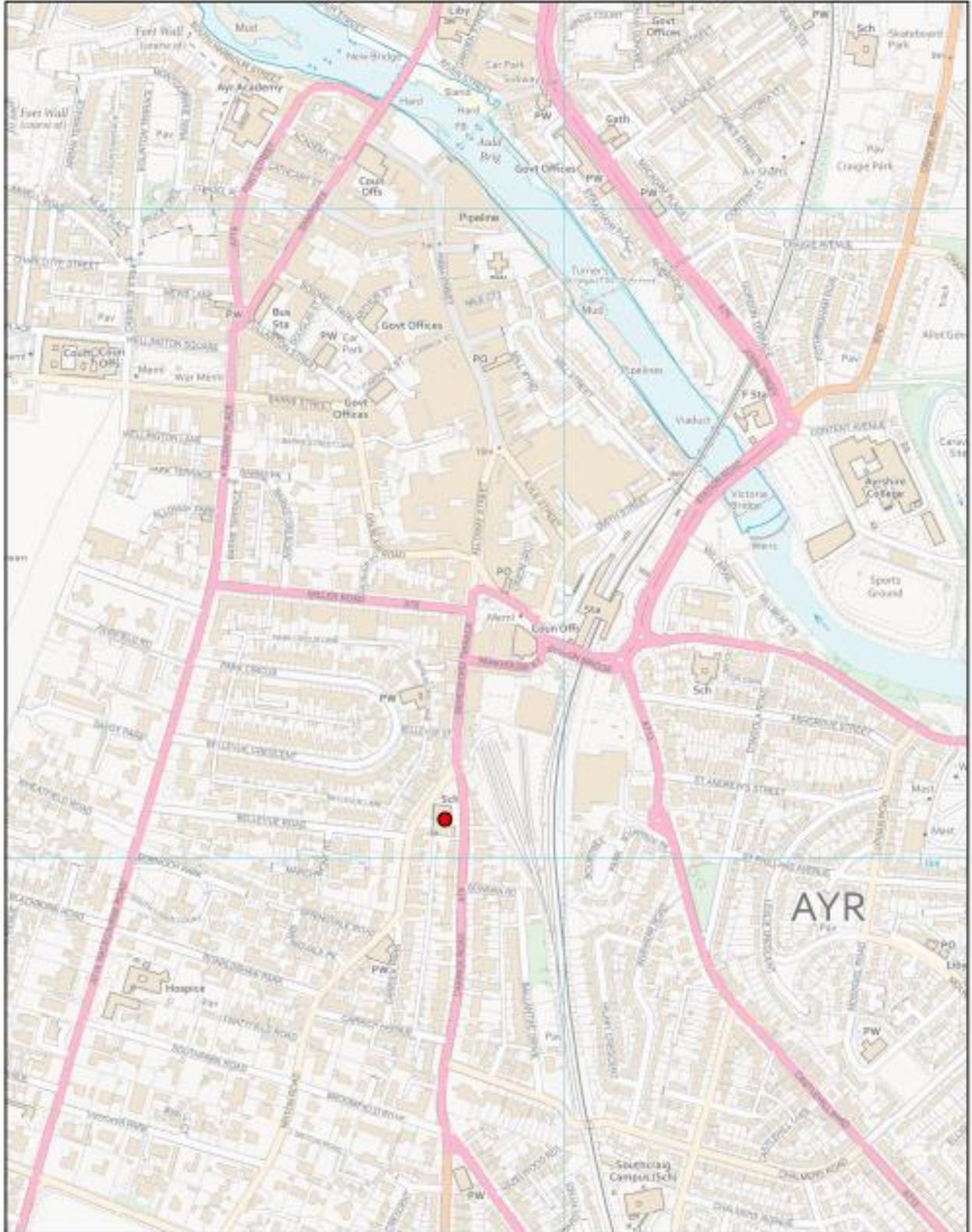
For further information and viewing information please contact: -

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Former Ayr Grammar Primary School, 2 Midton Road, Ayr, KA7 2SF

Scale 1:7500



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Scale 1:500



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