



THOMAS MURRAY  
PROPERTY



Development site  
Glendoune Street  
Girvan  
KA26 0AA





Top of site down to Glendoune Street









## Development Site

### Glendoune Street

### Girvan

Development opportunity – area of ground with Consent for 4 houses.

Consent was permitted May 2017.

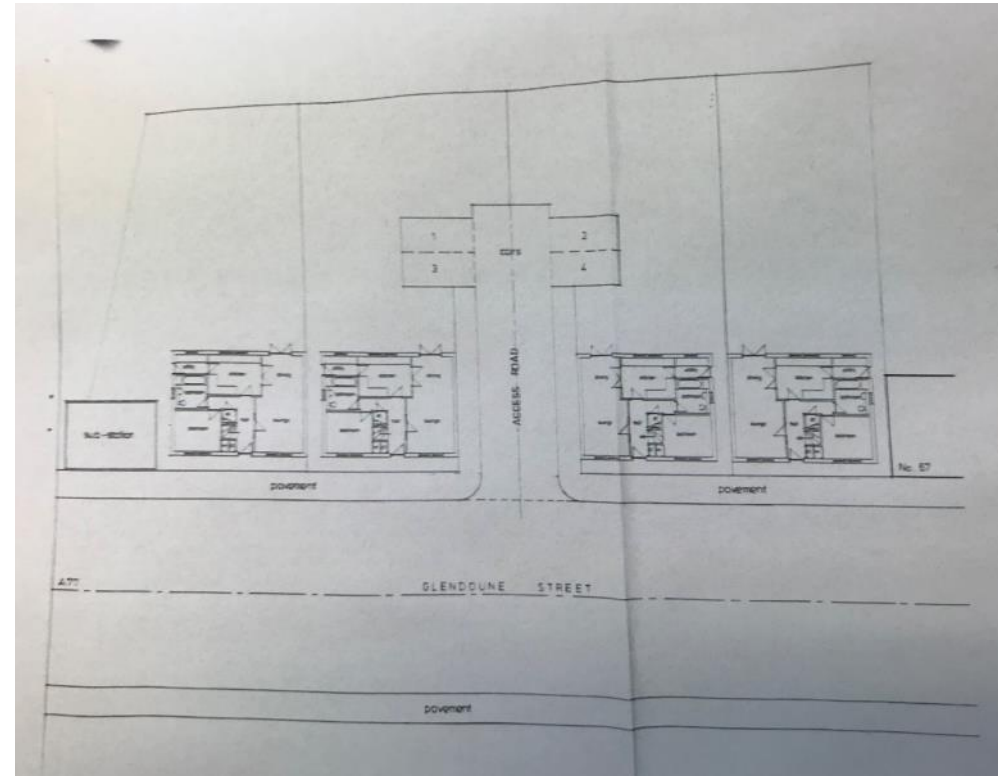
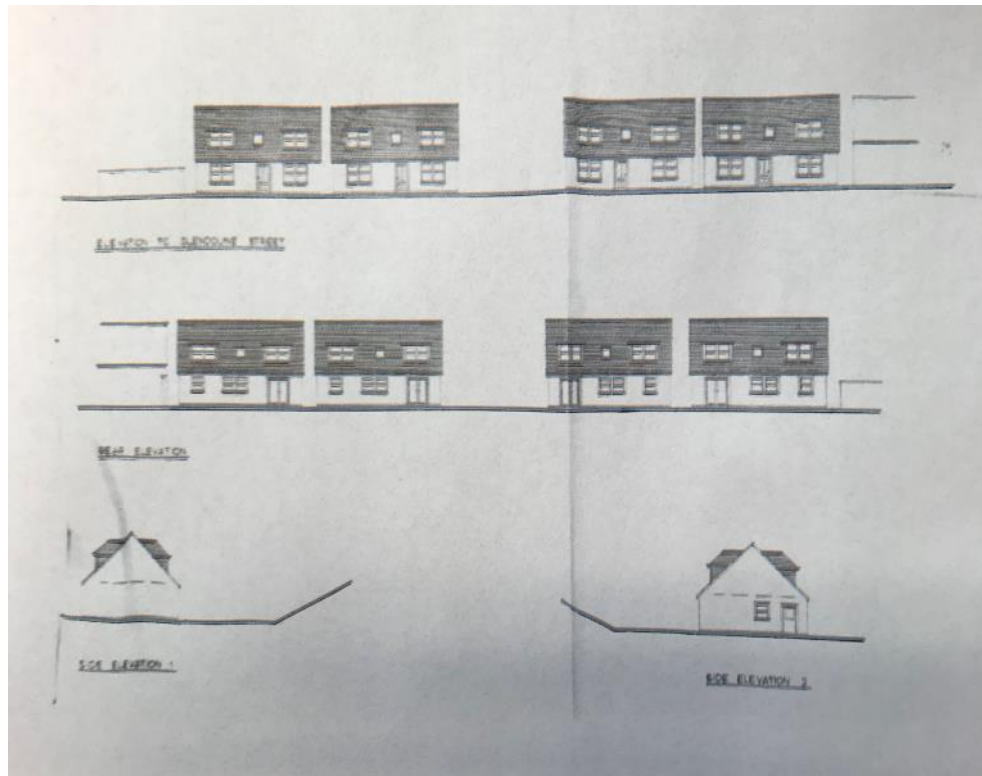
The proposed house style is a 1½ storey dwelling comprising Living Room cum Dining Room, Kitchen and Bathroom on ground floor. 2 bedrooms on upper floor.

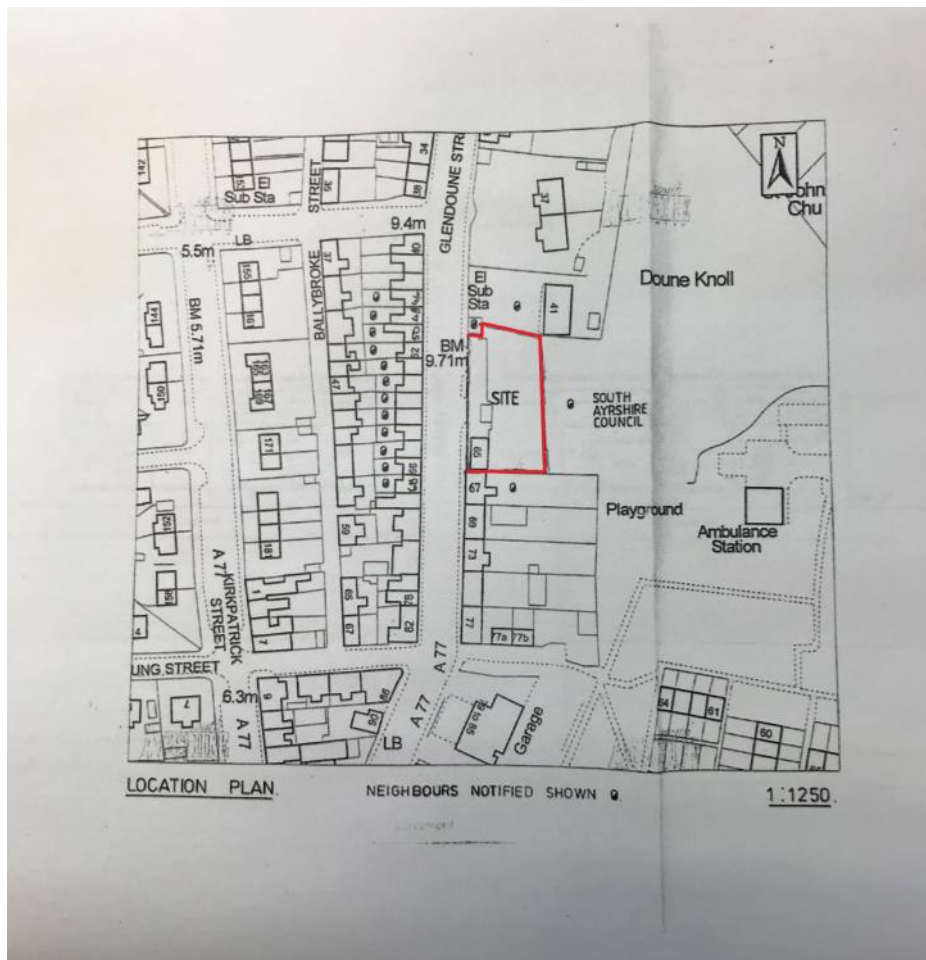
The existing plans show the 4 houses fronting Glendoune Street with parking spaces provided at the rear.

Glendoune Street is a residential, terrace street comprising a variety of house styles and vintages. This is a good locality for easy access to schools, shops and parks. The beach is less than 500 yards from the site.



Girvan provides a range of amenities which include nursery, primary and secondary schooling; a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone); community hospital; a town centre with independent and multiple retailers; ASDA supermarket; 18 hole golf course; attractive seafront and harbour; railway station with connections north to Prestwick Airport and south to Stranraer. Turnberry Hotel and Golf courses are close at hand as is Culzean Castle and Country Park. The county town of Ayr is approximately 22 miles and Prestwick Airport approximately 26 miles. Glasgow is about 56 miles.





### Directions

On arriving in Girvan traveling from Ayr proceed straight ahead and continue to traffic lights at town square/clock tower. Proceed straight ahead, Dalrymple Street. Carry on ahead and onto Glendoune Street. The site is situated on the left hand side adjacent to electricity substation.

### General

Planning Reference: 17/00340/APP, South Ayrshire Council

To view contact



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### Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

### Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

### Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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