Development Site,  
20 Garnock Street, Dalry 
KA24 4BT

Ref:- G2298197

Offers in the region of £10,000 are invited.

Site area 436m² (0.108 Acres) or thereby.

For further information or to arrange a viewing please contact us on:

📞 01294 324888
landandproperty@north-ayrshire.gov.uk

Location

Dalry is a small, predominantly residential town, located in North Ayrshire. The town benefits from all local amenities and facilities. Glasgow is located approximately 26 miles to the north whilst Irvine is approximately 8 miles south.

Dalry train station is a short walk from the site and provides a regular service between Glasgow and Ayr. Dalry benefits from excellent road links with convenient access to the A737 making this an ideal commuter town. Furthermore, the new bypass provides the town with improved transport links and removes through traffic to the benefit of the local community.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent’s or other fees. 19 August 2020.
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20 Garnock Street, Dalry KA24 4BT
www.north-ayrshire.gov.uk
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Site
The secure site extends to 436 m² or thereby, is rectangular in shape, sloping and is currently covered by vegetation. It is bounded to the rear by the River Garnock and to either side by residential fences and houses and by Garnock Street to the front.

Areas
We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the site extends to:

436m² (0.108 acres) or thereby.

Services
It is assumed that there are mains supplies of water, electricity and sewage in close proximity to the site.

Prospective purchasers should make their own enquiries to ensure that utilities and services are sufficient for their needs.

Price
Offers in the region of £10,000 are invited.

Tenure
The subjects are held on Heritable Proprietorship tenure, the Scottish equivalent to English Freehold Tenure. There are no burdens in the title which would affect the development of the site.

VAT
The site is not registered for Value Added Tax.

Planning
The subjects are situated within an established residential area of Dalry. Development of the site with housing is considered appropriate, subject to assessment of a full planning application. Any residential development should take cognisance of the Council’s Neighbourhood Design Guidance and Designing Street to ensure any new development compliments the existing area and reflects local context.

Please contact the planning team on:
☎ 01294 324319 or eplanning@north-ayrshire.gov.uk

Legal Costs
It is standard Council practice that the successful purchaser is liable for the Council Legal and Estates fees and expenses calculated at 1.5% of the purchase price subject to a minimum of £1,000.

Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.

Viewings and Additional Information
The site can be viewed at any time. For further information please contact:
North Ayrshire Council
Estates Section, Cunninghame House
IRVINE, KA12 8EE
☎ 01294 324888 or landandproperty@north-ayrshire.gov.uk

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19/08/2020