

FOR SALE

Land at Cronberry

Cronberry
Cumnock
KA18 3LU

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

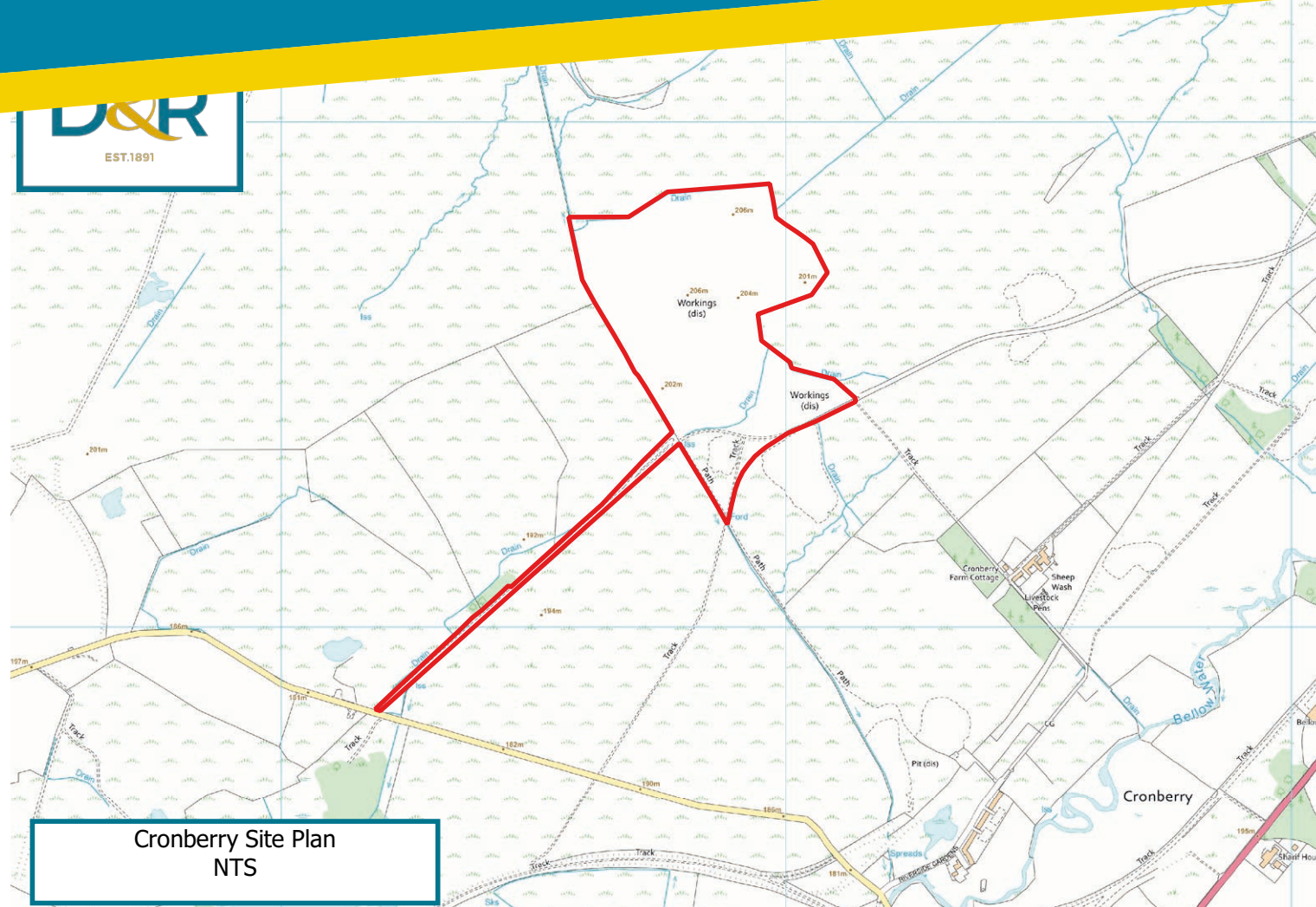
An opportunity to purchase an area of land with great extraction potential.

The land at Cronberry is situated in East Ayrshire and extends to approximately 50.55 acres (20.45 hectares) or thereby. There is understood to be close to one million tonnes of construction material located here.

Selling Agents

Davidson & Robertson
Riccarton Mains
Currie
Midlothian
EH14 4AR

Tel: 0131 449 6212
Fax: 0131 449 5249
Email: sales@dr rural.co.uk
Web: www.drrural.co.uk





Offices across Scotland and Northern England

Land at Cronberry

Cronberry, Cumnock, KA18 3LU

www.drrural.co.uk

Situation

The property is located approximately 2.5 miles north east of Cumnock and approximately 15 miles south east from Kilmarnock.

Access

Access is taken from the unclassified road between Auchinleck and Cronberry.

Description

The Land at Cronberry extends to approximately 50.55 acres (20.45 hectares) and the land was a former slag heap from the iron works nearby.

In general, is an excellent opportunity for the extraction of a large amount of construction material.

Development

Planning consent exists for the removal of construction material. A copy of the consent is available upon request.

The Seller is not aware of any other planning application on this property however prospective purchasers shall make their own enquires with regards to history and any potential for change of use.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

East Ayrshire Council
London Street
Kilmarnock
East Ayrshire KA3 7BU

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents. All viewing to be organised with the selling agent. Please note that compliance with all current Covid 19 regulations and guidance must be adhered to.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

MacRoberts LLP
Excel House
30 Semple Street
Edinburgh
EH3 8BL

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.



PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.