

FOR SALE Development Site

rapleys.com
0370 777 6292

A71 Moorfield Junction
Kilmarnock, East Ayrshire KA1 2RS

CONTACT **Colin Steele**
07860 749034 | colin.steele@rapleys.com



Prime roadside position

1.15 hectare (2.83 acres) approx.

Direct frontage to Moorfield
roundabout

25,000 vehicle movements per
day

At junction of A71 and B7064

Close to **Premier Inn, Brewers
Fayre** and the Fisher Grange
Housing Development



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Location

The site sits in a prominent position with the direct frontage to the Moorfield Roundabout forming the junction of the A71 with the B7064, some three miles south of Kilmarnock town centre.

Premier Inn, Brewers Fayre and Fisher Grange housing development are immediately north on the opposite side of the A71 and the Moorfield North and South industrial areas a short distance away.

Description

The subjects comprise a generally level site of approximately 1.15 hectare (2.83 acres) that sits slightly below the level of the A71 and B7064 with there being no buildings or other structures currently on site but merely rough grass and bushes.

The site enjoys good prominence to the Moorfield Junction which has a daily traffic flow averaging approximately 25,000 vehicles.

Accommodation

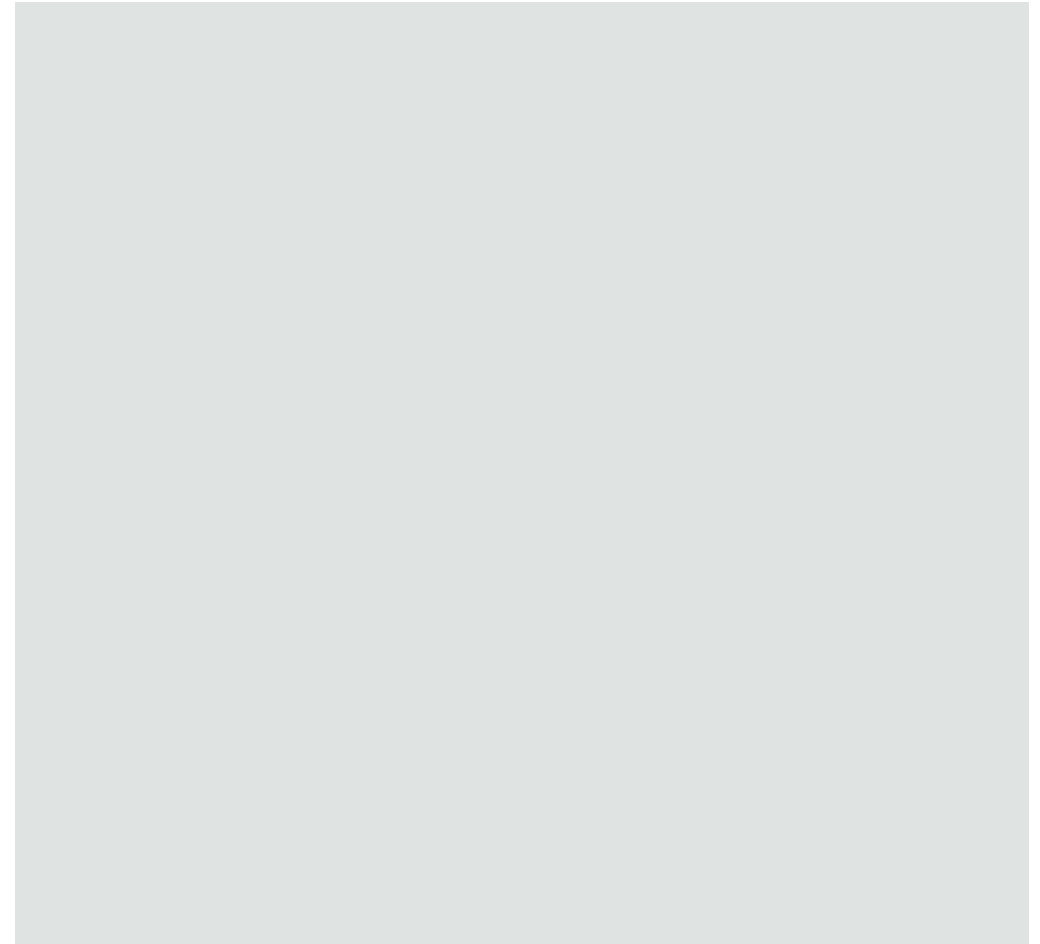
The site comprises the following approximate areas:

	Hectare	Acre
Total Site Area	1.15	2.83

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas are scaled from the Promap Mapping System and must be verified by interested parties.

Terms

Offers in excess of £250,000 are invited for our client's heritable interest comprising titles references AYR 13606 and 13608. Copies of the Land Certificates are available upon request.



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Planning

The site is identified in the East Ayrshire Local Plan 2010 as 162m and together with land to the south (364m) and have been designated as “miscellaneous opportunity” sites for business/industry, storage/distribution, hotel, garden centre and sale of vehicles.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Further information

The site is fully visible from the public highway, although those who access the site do so entirely at their own risk.

For further information please contact the sole agent.



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