

FOR SALE BY ONLINE AUCTION

**Auction Date: 21st
August 2025**

Residential Development Site

**Planning consent for 3 storey
residential development**

**Town Centre Location close to
Ayr Railway Station**

Site area approx. 650 sq. m.

Guide Price : £140,000



WHAT 3 WORDS

LAND AT 35-47 BURNS STATUE SQUARE, AYR, KA7 1SW

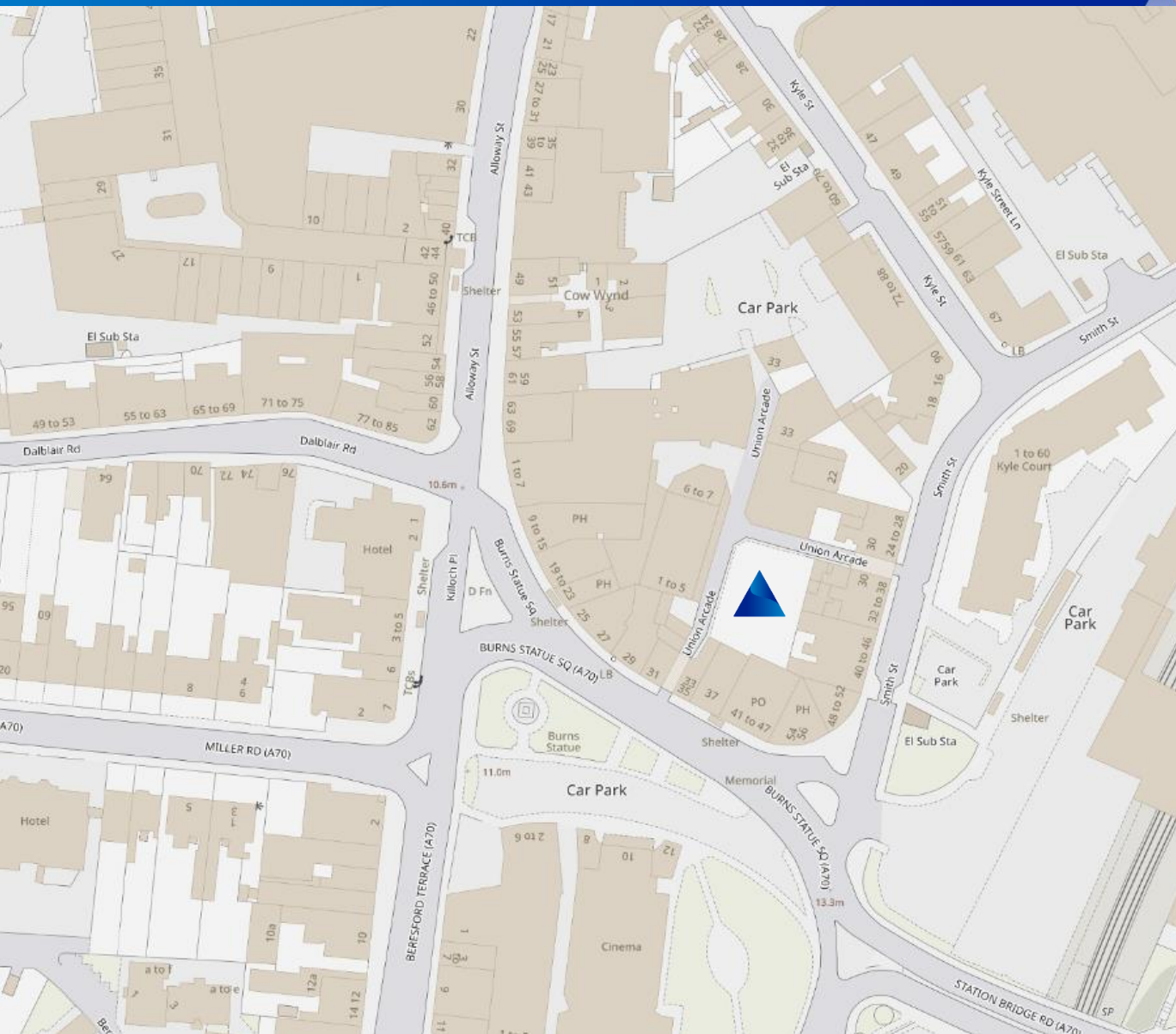
CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk





Location

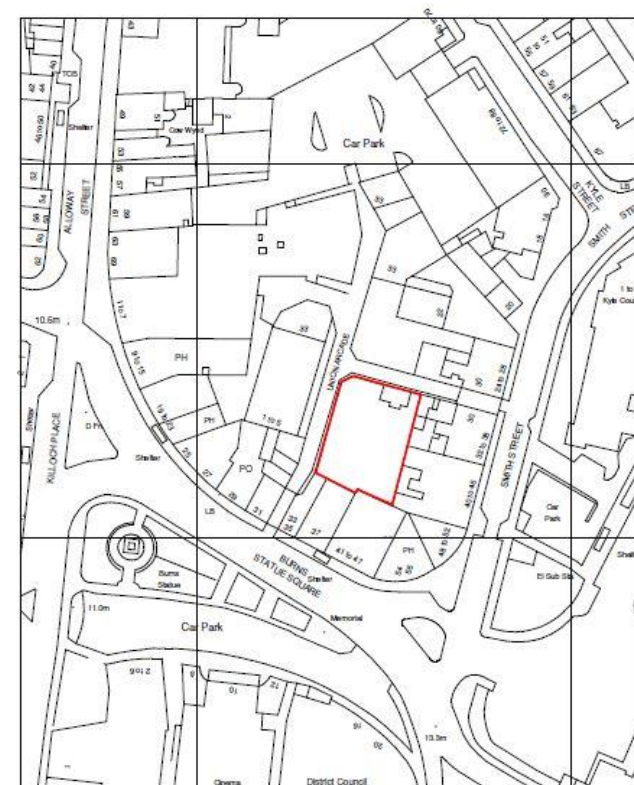
REAR OF 35-47 BURNS STATUE SQUARE, AYR



Ayr is the principal settlement in the South Ayrshire Council area with a resident population of around 46,800.

The property is accessible from Burns Statue Square with secondary access from Smith Street and Kyle Street.

The surrounding area is characterised by a range of commercial and residential uses with many of the flats in the area in the private rental sector.



FIND ON GOOGLE MAPS



Description

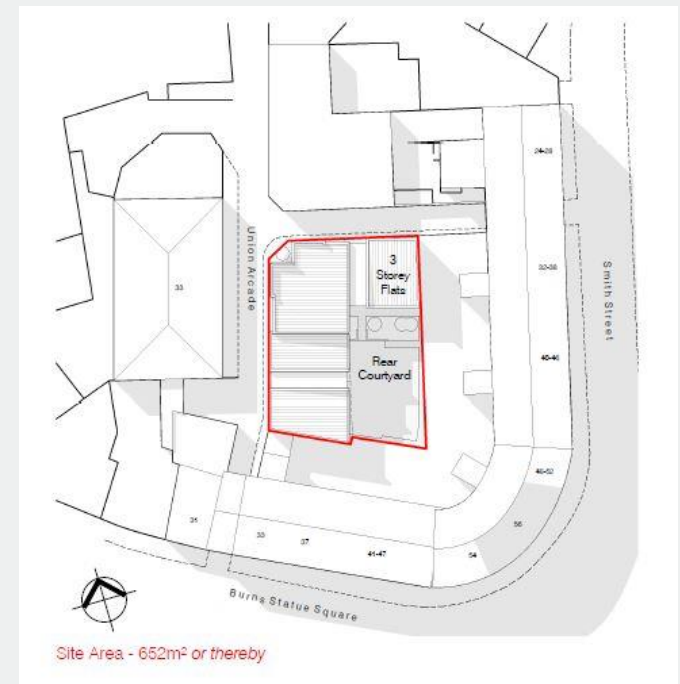
REAR OF 35-47 BURNS STATUE SQUARE, AYR

The subjects comprise a development site extending to around 650 sq. m. set to the rear of Burns Statue Square in the heart of Ayr town centre.

Planning Consent was granted under Reference 20/00130/APP on 9th June 2020 by South Ayrshire Council permitting the erection of a three storey residential development comprising 8 2 bed flats and 4 1 bed flats.

We note that consent for the demolition of a building in a conservation area was also granted at that time.

By virtue of the demolition of the building we assume and understand that the planning consent remains extant. Interested parties will require to satisfy themselves in this respect.





Auction Date

The auction will be held on 21st August 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £140,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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