



# For Sale

(In Whole Or Parts)

## Development Site

SHAWFARM  
PRESTWICK KA9 2RQ  
23.52 Acres (9.52 Hectares)



## LOCATION

Prestwick is a town of circa 15,000 population (2011 census) located in the South Ayrshire local authority area approximately 34 miles south west of Glasgow City Centre. The development site is located adjacent to Prestwick International Airport. The site is well served by the nearby Prestwick train station and the A77/M77 motorway to Glasgow.

## DESCRIPTION

The site is relatively flat, in the main grass covered and bound by Shaw Road and Monument Crescent. A circa 5 acre section to the south west of the site is affected by the presence of a grade B listed building (Shaw Tower), a footpath leading to Shaw Tower and an area of archaeological interest. Due to the proximity to the airport a height restriction on buildings exists for the site, ranging from 9.60 metres to 12.20 metres.

## SIZE

The site extends to an area of 23.52 acres (9.52 hectares). Consideration may be given to selling the site in parts.

## PLANNING

The site falls within the South Ayrshire Local Development Plan (adopted September 2014) in an area designated for business and industry related to aerospace, marine and defence uses. However, we note that a construction company were granted permission to develop their new HQ adjacent.

## TERMS

The heritable interest in the whole site is available at offers over £1.45m. Please note that if the site is sold in parts a higher rate per acre will apply.

## LEGAL FEES

Each party will be responsible for their own legal costs, with the purchaser liable for any Land and Buildings Transaction Tax.

## VAT

All prices are quoted exclusive of VAT. Please note that VAT will be payable on the purchase price.

## VIEWING

Strictly by appointment with the selling agent:

Colin McManus  
0141 226 1035  
colin.mcmanus@colliers.com

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Glasgow G2 1RW

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