

Property Particulars

FOR SALE



17-19 WELLINGTON STREET
KILMARNOCK
KA3 1DW

- Residential redevelopment /refurbishment opportunity
- Disposal of all East Ayrshire Council ownership within the area shown outlined in red on the attached plan
- Council Tax Band A
- Offers are invited

Estates Management
East Ayrshire Council
Governance Section
Council HQ
London Road
Kilmarnock
KA3 7BU

TEL: 01563 576154

EMAIL: estates@east-ayrshire.gov.uk

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 any contract or part of a contract which may be entered into. East Ayrshire Council does not bind itself to accept the highest or any offer. In supplying these particulars the Council is not issuing Instruction and will not, therefore, bear liability for agents or other fees. No person in the Employment of East Ayrshire Council has any authority to make any representations or warranties whatever in relation to this property.

Property Marketed August 2018

Properties for sale and lease visit: eac.eu/property

Property Particulars

LOCATION

The subjects are located within a more residential area. However, the flats are located close to the many commercial and leisure amenities available with Kilmarnock town centre. The subjects are also located close to Kilmarnock Bus and Railway Stations, which between them offer regular public transport services to Glasgow, Ayr and Cumnock and many other towns and villages throughout Ayrshire.

Being located near to Glasgow Road there is direct access onto the A77/M77 and from there to Glasgow and Ayr etc and Glasgow Prestwick and Glasgow International Airports.

Kilmarnock has a population of 46,159 (2011 Census).

DESCRIPTION

The Council is seeking to dispose of all ownership within the site shown outlined in red on the attached plan, comprising a total of six one bedroomed flatted dwellings (three in each block) and twelve bedsit type properties (six within each block) over ground, first and second floors (one flat and two bedsits on each level) and associated land.

The blocks have a red sandstone facade and are otherwise brick built with a pitched and slated roof. Access to the flats is via common entry doors located to the front.

The subjects are in need of upgrade and renovation.

TRAVELLING DIRECTIONS

From the A77 Bellfield Interchange take the A735 Queens Drive. Continue on the A735 (Fowlds Road) and then turn right into the (A735) Titchfield street and follow the road round. Turn right into John Finnie Street (A735) and continue along this road. At Kilmarnock Railway station junction turn right and follow the road around and continue along the A735 until it become Wellington Street. The properties are then located on the right.

COUNCIL TAX BAND

The flats are all recorded as Band A for Council Tax purposes.

SERVICES

The properties are serviced with mains water, electricity and gas. East Ayrshire Council does not guarantee the adequacy of any services and advises all prospective purchasers to contact the relevant utility companies to satisfy themselves as to the position/location and condition of any services and, their suitability for any future use/redevelopment of the properties.

Contact:
Scottish Water Tel: 0800 0778 778
SGN Tel: 0800 9121 700
Scottish Power Tel: 0800 0270 072

USE

Residential and any proposed change of use would require to comply with current local planning policies. This advice is given without prejudice to any application that may be submitted to the Council as planning authority.

When submitting an offer prospective purchasers must take cognisance of the existing and any proposed planning policies. Any increase in contributions made mandatory by the time of the submission of a planning application will be the responsibility of the purchaser and EAC will not consider any variation to the original offer.

The East Ayrshire Local Plan 2010 and the Supplementary Planning Guidance on Developer Contributions can be found on the Council's website (www.east-ayrshire.gov.uk).

Prospective purchasers are advised to discuss any (re)development proposals with the Council's Planning, Division prior to submitting an offer. For information on Planning Applications or Planning information on Local Plan and alternative Permission contact: Tel: 01563 576790. For information on Local Plan and alternative use/developments contact: Tel: 01563 576756.

Prospective purchasers should contact Ayrshire Roads Alliance to clarify any access requirements:

Property Particulars

Ayrshire Roads Alliance
East Ayrshire Council
The Johnnie Walker Bond
15 Strand Street
Kilmarnock KA1 1HU - Tel: 01563 503160

TITLE INFORMATION

The titles, which have been identified by the Council as relating to the property, are available for inspection at the offices of:

The Solicitor to the Council
East Ayrshire Council
Council Headquarters
London Road
Kilmarnock - Tel: 01563 576503

The purchaser will require to satisfy themselves regarding the extent of the subjects of sale, the suitability of same for any proposed use, and any burdens, conditions, access rights and other which apply thereto.

ENERGY PERFORMANCE RATING

The EPC's for each flat/bedsit are available upon request.

OFFERS

Offers are invited.

The offer must be submitted in Scottish Legal format. All conditions of offer must be clearly identified.

Prospective purchasers should ensure any offer takes account of all reasonable redevelopment and maintenance/repair costs likely to be incurred.

Offers for the subjects must be returned to the Solicitor to the Council, East Ayrshire Council Headquarters, London Road, Kilmarnock KA3 7BU (LP 8 Kilmarnock).

NB – Full East Ayrshire Council ownership at this location is being marketed and the Council will not accept offers for individual properties.

OTHER INFORMATION

The successful purchaser will require to purchase the subjects in their existing condition at the date of settlement and the Council will have no obligation to carry out any repairs/maintenance to the property between the date of offer and the date of settlement. Also, the Council will not be responsible for any deterioration to the property between the said dates.

The Council will only dispose of the property to a purchaser who has the ability to complete the redevelopment/refurbishment within an agreed timescale.

Any disposal will be subject to the prospective purchaser (1) obtaining any necessary statutory consents within an agreed timescale and (2) demonstrating to the Council that their redevelopment/refurbishment proposals are viable and can be delivered within an agreed timescale. Specifically the Council will require assurances from the prospective purchaser that works will commence immediately following the acquisition of the subjects, i.e. a 'building' contract has been awarded, and will seek documentary evidence of same.

No Home Reports are provided as the subjects are being marketed as a 'portfolio of residential properties'. As such the requirements for Home Reports are exempted (please refer to <http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/Home-Report/sellers/advice>).

CLOSING DATE

12 Noon on Monday 17th September 2018.

ENTRY

By negotiation.

VIEWING/FURTHER INFORMATION

Interested parties who wish an appointment to view or require any further information should telephone 01563 576154.

Property Particulars

CONDITIONS OF SALE

1. Acceptance of a prospective purchaser's offer by the Council, as a preferred bidder, should not be construed by the prospective purchaser as acceptance of the proposed use/development by the Council, nor will it prejudice the proper determination of any separate planning application.
2. Any offer conditional on obtaining planning consent must include details of the proposal for which consent will be sought. This should specify the proposed number of units/floor space upon which the offer is based and must be supported by drawings showing the layout of the proposed development.
3. The successful purchaser will (i) in terms of contract assume all environmental liabilities that may arise in respect of the Subjects (ii) acknowledge that the Council will rely upon the statutory exclusion Test 3 provision in Part IIA of the Environmental Protection Act 1990 as applied by the Contaminated Land (Scotland) Regulations 2005 by selling the Subjects with information and (iii) will indemnify the Council against all environmental liabilities in relation to the Subjects. Appropriate and detailed clauses to this effect will be incorporated in the missives of sale
4. The date of entry shall be 28 days after the date of conclusion of missives or such other date as may be mutually agreed. Vacant possession shall be given on the date of entry in exchange for payment of the purchase price or the balance outstanding in the event of a deposit having been paid on conclusion of missives.
5. On conclusion of missives which are, for any reason, conditional or suspensive, a deposit of 10% of the purchase price will be paid by the Purchaser to the Council and this deposit will be returnable only in the event of the Purchaser being unable to obtain a consent consistent with the planning information contained in these particulars or in the event of the purchaser failing to complete the sale for reasons attributable to the seller.
6. It is an essential condition of any successful offer which contains a clause such as or similar to that outlined in Condition 2 above, that a separate planning application must be lodged with the planning authorities for the alternative proposals as set out in the said offer.
7. The successful offerer must lodge any planning application(s) with the planning authorities within 4 weeks of the date of conclusion of missives or such other date as may be agreed within the missives. The successful offerer will be required to obtain the requisite planning permissions within a period of 16 weeks from the date of conclusion of missives or such other date as may be mutually agreed within the missives.
8. Where there are any buildings on site, any moveable property contained within is unless otherwise specified in the marketing particulars excluded.
9. Any security panels which have been installed by the Council should not in any way be construed as part of any heritable fixtures and fittings. These panels shall remain in the possession of the Council and shall be removed by the Council on or as soon after the date of entry as is reasonably practicable. The Council does not undertake to reinstate any damage caused by the fitting or subsequent removal of these panels.
10. It is understood that the purchaser has satisfied themselves as to the suitability of the subjects of sale for the envisaged development.
11. As part of the standard procedure of due diligence where offers to lease or purchase property from the Council are received, the Council may require to seek a personal credit check on the individual(s) concerned. In this respect, a letter of consent for signature will be issued when a tender envelope is requested and should be returned to the Council, along with the formal offer to purchase.
12. The Council offers the property to the market in its current condition and state of repair. The Council will not be responsible for any deterioration in the condition of the property between the date of offer and date of settlement, inclusive of any deterioration due to latent or inherent defects.

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MARKETING PLAN



Location Plan 1:2,000

Traditional Tenement Flats



Area shown coloured pink: 940 square metres (0.232 acres) or thereby



**ESTATES
MANAGEMENT**

David Mitchell
Chief
Governance Officer

TITLE: TENEMENTED FLATS AT
17-19 WELLINGTON STREET
KILMARNOCK, EAST AYRSHIRE

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Surveyed and Produced by Senior Land Surveyor, Estates Management, Legal & Regulatory Services, East Ayrshire Council, Council Headquarters, London Road, Kilmarnock KA5 7SU

DRAWING NO J:\DRAWINGS\PROP\14616.DWG DATE: 12/04/2018 DRAWN: JL