

## DEVELOPMENT SITE

MAIN STREET, MONKTON

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A rarely available **DEVELOPMENT OPPORTUNITY** for 3 new homes in the heart of the popular village of Monkton perfectly placed close to a range of local amenities.

This represents an exciting opportunity to develop a village centre site with lapsed planning consent granted for the construction of three, three bed roomed villas (two end terraced and one mid-terrace).

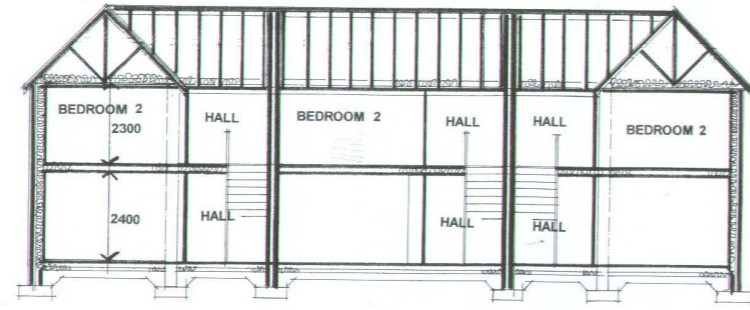
The three properties each extend to approximately 1000 square feet with proposed accommodation extending to, on the ground floor, a welcoming reception hallway, front facing lounge, open plan dining kitchen with doors the rear garden and a three piece shower room. Upstairs there are three bedrooms including a master with three piece en-suite shower room. Completing the accommodation is a three piece bathroom.

Externally there is parking to the front and private, south westerly facing gardens.

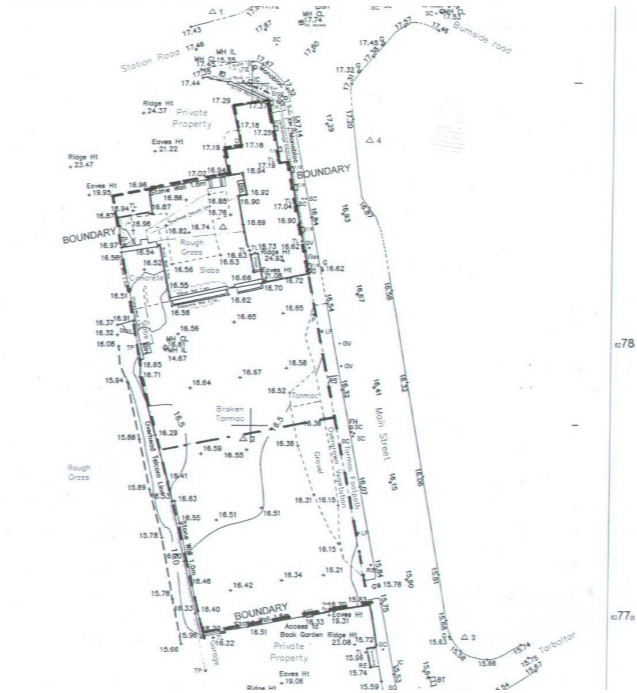
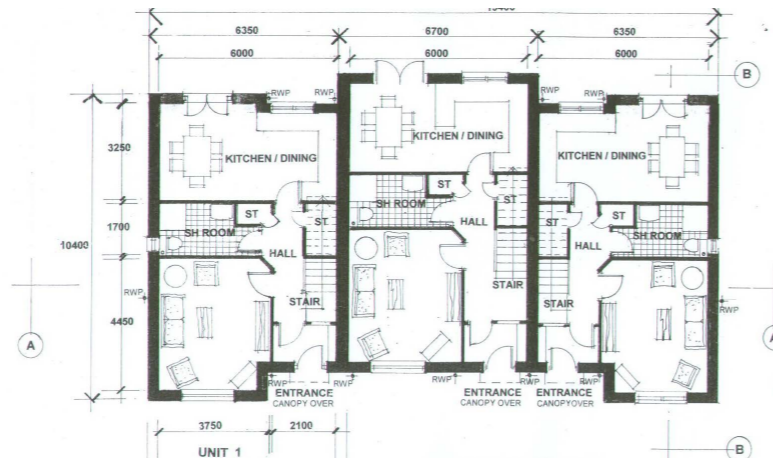
Potential purchasers should note the site was granted permission for a commercial development in 2021. Further details are available upon request.

**Amenities**

The village provides a number of local amenities including a well regarded primary school, post office and shop and is less than 2 miles from the coastal town of Prestwick which provides a more comprehensive range of amenities and mainline rail link to Glasgow.



PROPOSED SECTION THRU A - A SCALE 1:100



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Location Plan.

1:1250@A3.

**Sat Nav:**  
Development Site at Main Street, Monkton  
  
**AY5056**

\*All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.

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Corum Ayr  
10 Beresford Terrace, Ayr, KA7 2EG

**Tel:** 01292 880 888

**Email:** [ayr@corumproperty.co.uk](mailto:ayr@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)