Denham Youd



Artists Impression

FOR SALE

Unique Development Opportunity

Detailed Planning Permission for 14 Luxury Apartments

Convenient For Town Centre Facilities

Walking Distance From Ayr Train & Bus Stations

Demolition & Site Clearence Undertaken

Site Area: 0.64 Ac (0.26 Ha)

Offers Invited

WHAT 3 WORDS

21-23 MILLER ROAD, AYR, KA7 2BB

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Location



FIND ON GOOGLE MAPS

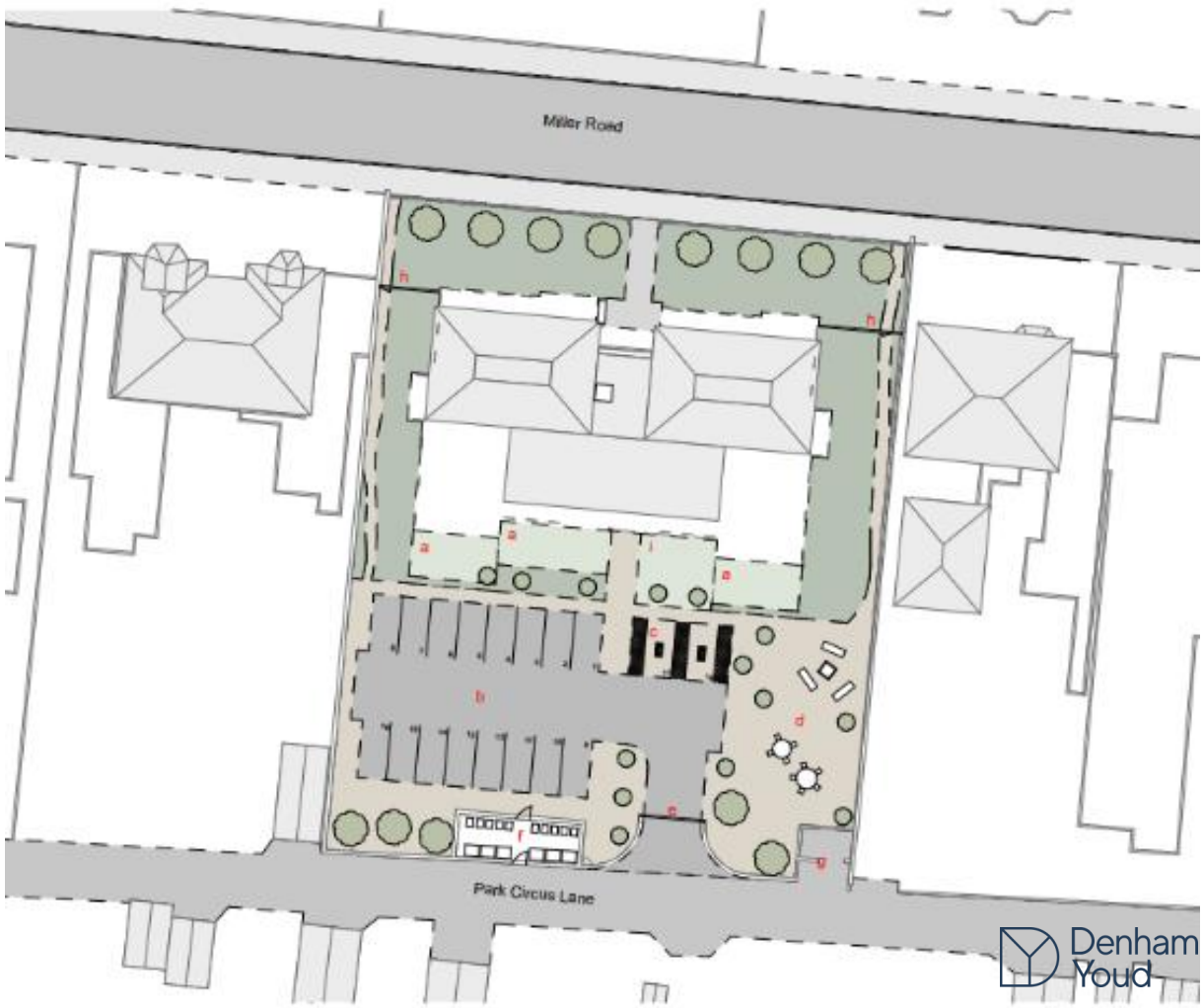
Ayr is located on the Clyde coast around 40 miles south west of Glasgow in the South Ayrshire Council area. The town has a resident population of around 46,800 with the South Ayrshire Council area having a population of around 112,000.

The property is situated on Miller Road, a popular area of mixed residential and office use nearby to Ayr Town Centre, esplanade, train and bus stations.

Miller Road remains a desirable residential area of Ayr with substantial sandstone villa's, terraces and townhouses lining the street.



Description



	Ac	Ha
Site Area	0.64	0.26

The subjects comprise a level development site formerly home to The Elms Court Hotel. The property has been fully demolished and site clearance undertaken.

The site benefits from planning permission for 14 apartments with the following specification;

- Apartment Type 1 - 115 Sq M. 2 bedroom, 2 bathroom, home office & laundry room.
- Apartment Type 2 - 102 Sq M. 2 bedroom, 2 bathroom, home office & laundry room.
- Apartment Type 3 – 90 Sq M. 2 bedroom, 2 bathroom, home office & laundry room.
- Apartment Type 4 – 75 Sq M. 2 bedroom, 2 bathroom & laundry room.

Ground Floor;

- 2 x Apartment Type 2
- 2 x Apartment Type 3
- 1 x Apartment Type 4
- Internal communal area

First Floor:

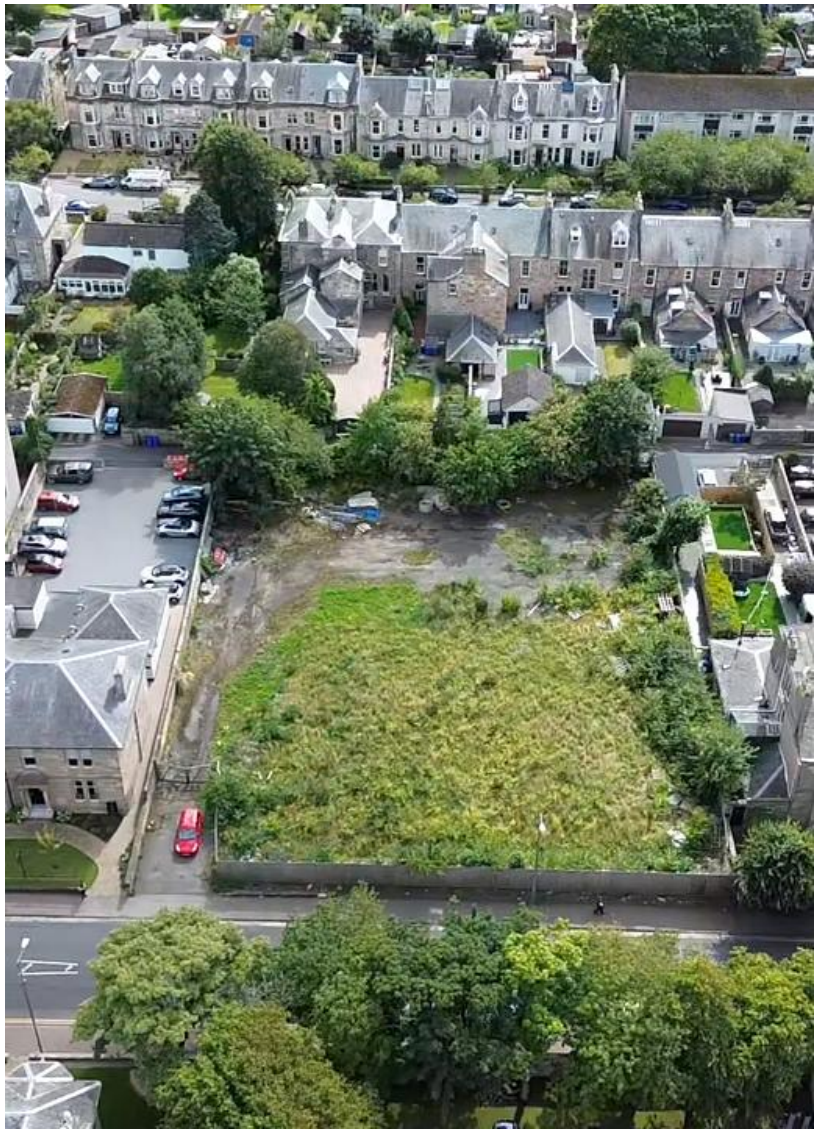
- 2 x Apartment Type 2
- 2 x Apartment Type 3
- 2 x Apartment Type 4

Second Floor:

- 3 x Apartment Type 1

Externally, 16 parking spaces are proposed in addition to the provision of landscaping including a discreet bin store.

Images











Floorplan – Ground Floor

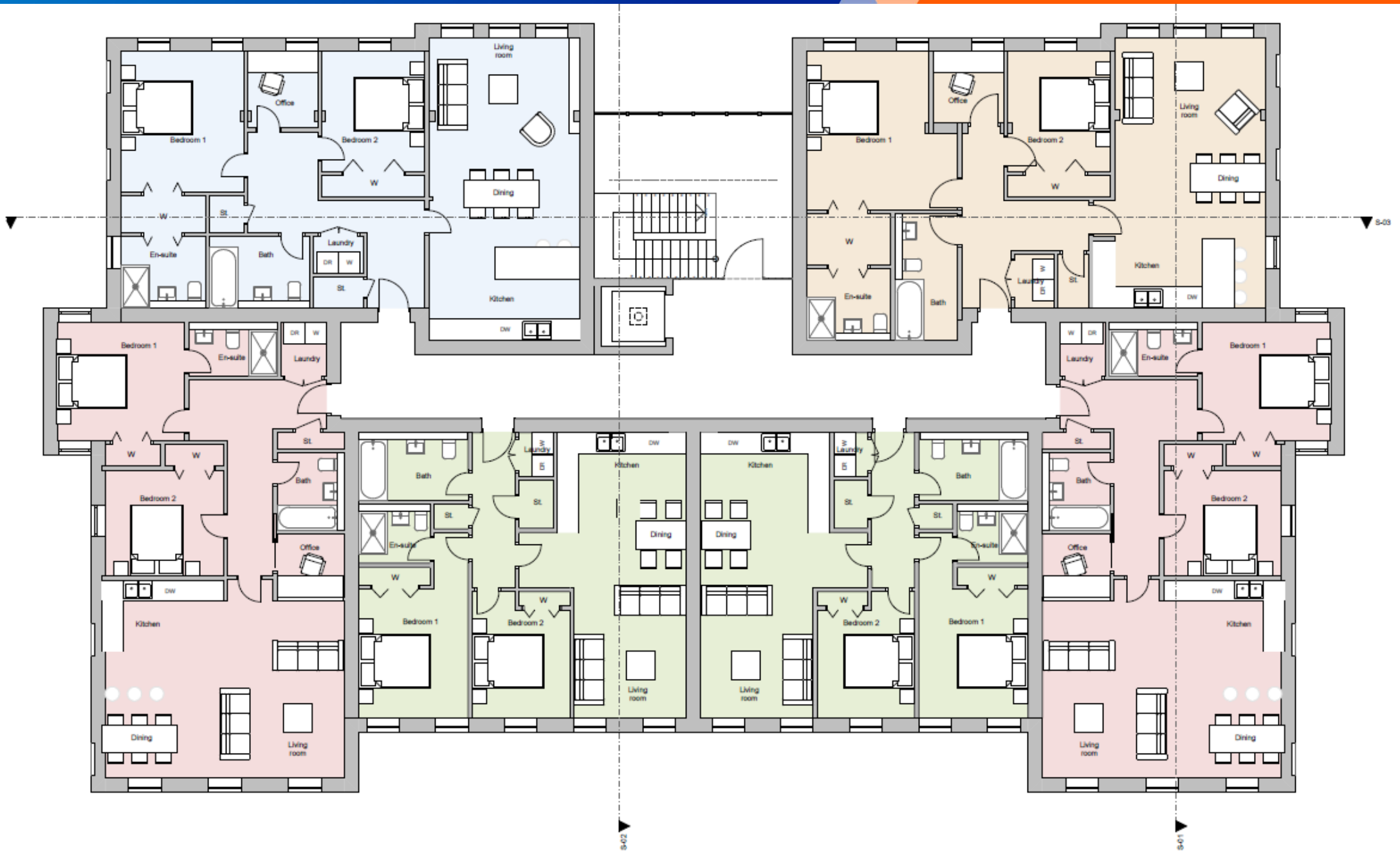
21-23 MILLER ROAD, AYR



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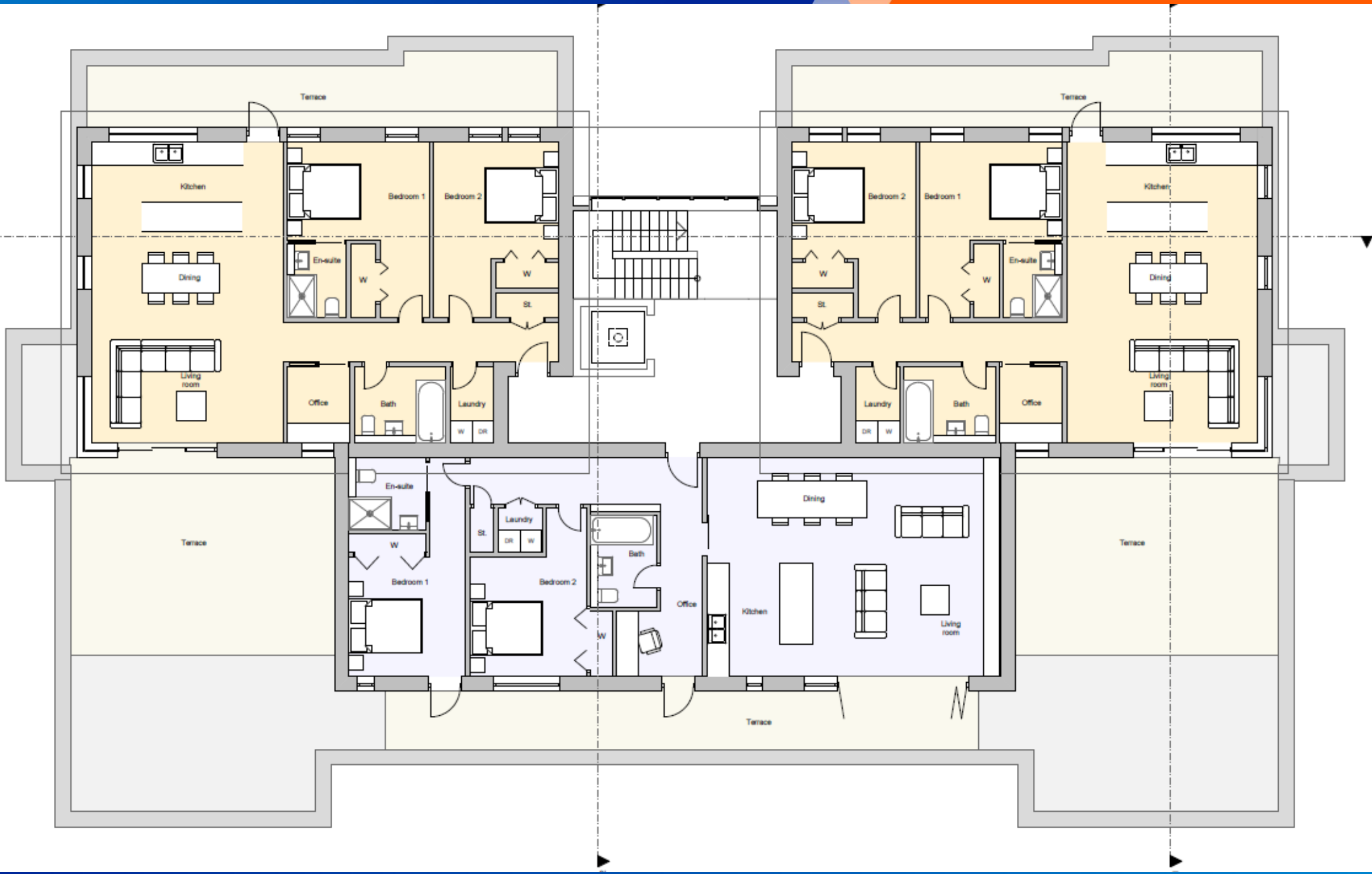
Floorplan – First Floor

21-23 MILLER ROAD, AYR



Floorplan – Second Floor

21-23 MILLER ROAD, AYR



Elevations



1 North Elevation
1:100



2 East Elevation
1:100

Denham Youd

Elevations



1 South Elevation
1:100



2 West Elevation
1:100

The Detail

Price

Our client invites offers.

Planning

The site benefits from planning permission for 14 luxury apartments. Further information, including 14 downloadable planning documents can be found using planning applications 21/00903/APP & 24/00855/FUR on the South Ayrshire Council Planning Portal.

Reports

The following reports are available upon request;

- Site Investigation
- Planning Application Drawings
- Architectural Drawings
- M&E Drawings
- SAP Calculations
- Fire Reports
- Utility Records

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV - £5,000

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. September 2026

Get in Touch

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

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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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