

FOR SALE

RESIDENTIAL DEVELOPMENT SITE WITH
PLANNING PERMISSION IN PRINCIPLE



NORTHACRE GROVE, KILWINNING, KA13 7ER

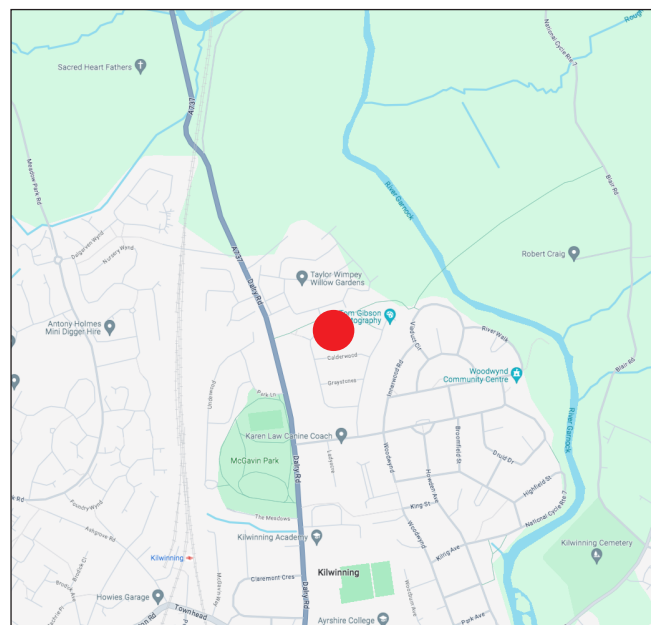
- Development site, in proven and established residential location
- Planning permission in principle granted
- Suitable for residential development up to 30 units
- Excellent location on outskirts of Kilwinning
- Total site size 1.35 ha (3.33 ac)
- Offers over £525,000

Location

Kilwinning comprises a town centred around the River Garnock and is located in the North Ayrshire Local Authority area, approximately 21 miles south west of Glasgow. The town has a resident population of approximately 17,000.

The town enjoys excellent transport connections, with the A737 providing the main access to the M8 to the north, whilst the A78 provides road connections with the adjoining towns of Irvine, Ardrossan and Saltcoats. The town is a popular commuter suburb of Glasgow, and Kilwinning railway station provides regular and direct services to Glasgow Central Station with a journey time of approximately 30 minutes. There are also regular bus services which serve local routes as well as the wider Ayrshire area and Glasgow.

There is a wide and varied offering of retail, casual dining and leisure services offered within Kilwinning town centre, which is located a short walk from the site. There is also a wide variety of interlinked pathways in the local area, many of which take advantage of the local flora and fauna which thrive around the River Garnock, which passes a short distance to the north and east of the site. There are a range of primary schools within the town and Kilwinning Academy is less than 10 minutes' walk from the site.



Description

The site is formed between two residential developments, immediately to the north of a well established residential neighbourhood at Northacre Grove / Northacre and south of 'Willow Gardens', which is a large site currently being developed by Taylor Wimpey, comprising 198 private dwellinghouses (now almost sold out).

The site is irregularly shaped, and benefits from two potential access points, both of which link directly to the existing road network. The first of these is to the west of the site, with a connection at Dalry Road, with the other connection at Northacre, where an entry point has already been formed. The site is gently undulating in nature and currently overgrown with a mix of grass, shrubbery and semi mature trees.

There is an existing cycle route / pathway formed to the north of the site and this links Dalry Road in the west to Viaduct Circle at the eastern end of the site. Under the existing Planning Permission in Principle (see below), there is an obligation on any developer to retain and re-align (if necessary) this route, including the requirement to construct the pathway to Local Authority standards. More details are available via the Sole Selling Agent.

Planning

The site falls within the area covered by the North Ayrshire Local Development Plan adopted on 28 November 2019. Within this plan, the site is formed within a General Urban Area, within which Strategic Policy 1 - The Towns and Villages Objective applies.

The site has been granted Planning Permission in Principle for residential development, with the relevant approval document, N/20/00294/PPP, available to interested parties upon request.

Full details in relation to all planning aspects is available via the Sole Selling agent.

Development Potential

Taking account of the above, and the size and shape of the site, we consider that the site represents an excellent opportunity for a smaller private housebuilder to develop an attractive residential scheme, which could either comprise a small number of dwellinghouses, or a flatted development, or a combination of both, subject to obtaining statutory consents. We have attached a sketch plan of an indicative scheme for information purposes, showing a potential development of 25 terraced, semi-detached and detached dwellinghouses on the site.

Other Information

There are existing servitude rights to connect to the existing public sewerage system to the eastern side of the site, and the adjacent swale which serves the larger Taylor Wimpey development has been designed to accommodate a scheme of 30 additional units, with all the necessary legal rights to this having been agreed, subject to obtaining statutory approvals. Further information is available via the Sole Selling Agent.

Site Areas

The site extends to a total area of approximately 1.35 ha (3.33 ac).

Price

Offers over £525,000 are sought.

Our client will consider offers on a 'conditional' and 'clean' basis.

VAT

Each party to bear their own legal costs.

Land and Buildings Transaction Tax

Prospective purchasers will be responsible for the payment of any Land and Buildings Transaction Tax.

Date of Entry

To be agreed.

Viewing and further information

By contacting the Sole Selling Agent:

Thomson Property Consultants
2nd Floor
180 West Regent Street
Glasgow
G2 4RW

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