



TOURNAMENT PARK

INTRODUCING IRVINE'S LATEST
DEVELOPMENT OPPORTUNITY



TOURNAMENT PARK

"A VIBRANT NEW
CORNERSTONE WITHIN
IRVINE'S URBAN ENVELOPE"

Tournament Park will form an important role in delivering much needed new housing for Irvine. It is one of the most significant development projects in the West of Scotland.

Extending to 75 acres (30.5 Ha) the Park has capacity to deliver hundreds of new homes, next to jobs, integrate with and develop existing infrastructure and enhance the surrounding community by delivering much needed new housing. These homes will be suitable for those who wish to live within close proximity to nearby jobs, shops and with good accessibility to the town centre amenities.

Tournament Park is an outstanding location. The rigorous analysis of site infrastructure, environmental conditions and the market, provide a sound basis for a mixed-use development.





THE OPPORTUNITY

"AN UNRIVALLED DEVELOPMENT OPPORTUNITY"

Tournament Park is owned by Maxi Estates Limited and has capacity to provide future housing supply for Irvine and the surrounding area. Maxi Estates are seeking to identify a partner or purchaser to secure the delivery of Tournament Park in part or as a whole.

The development framework has been developed around the following context:

- Total site in excess of 75 acres (30.5 Ha)
- Adjacent to NHS Ayrshire Central Hospital
- Range of development plots suitable for residential and commercial uses including retail, hotels and restaurant
- Direct access to Bus Routes and Road Networks Rail, Road and Airport
- Close proximity to National Rail Network and Prestwick International Airport
- Exceptional surrounding amenities including parklands and woodlands
- Strong residential market and desirable location
- Local convenience retail and mixed-use potential

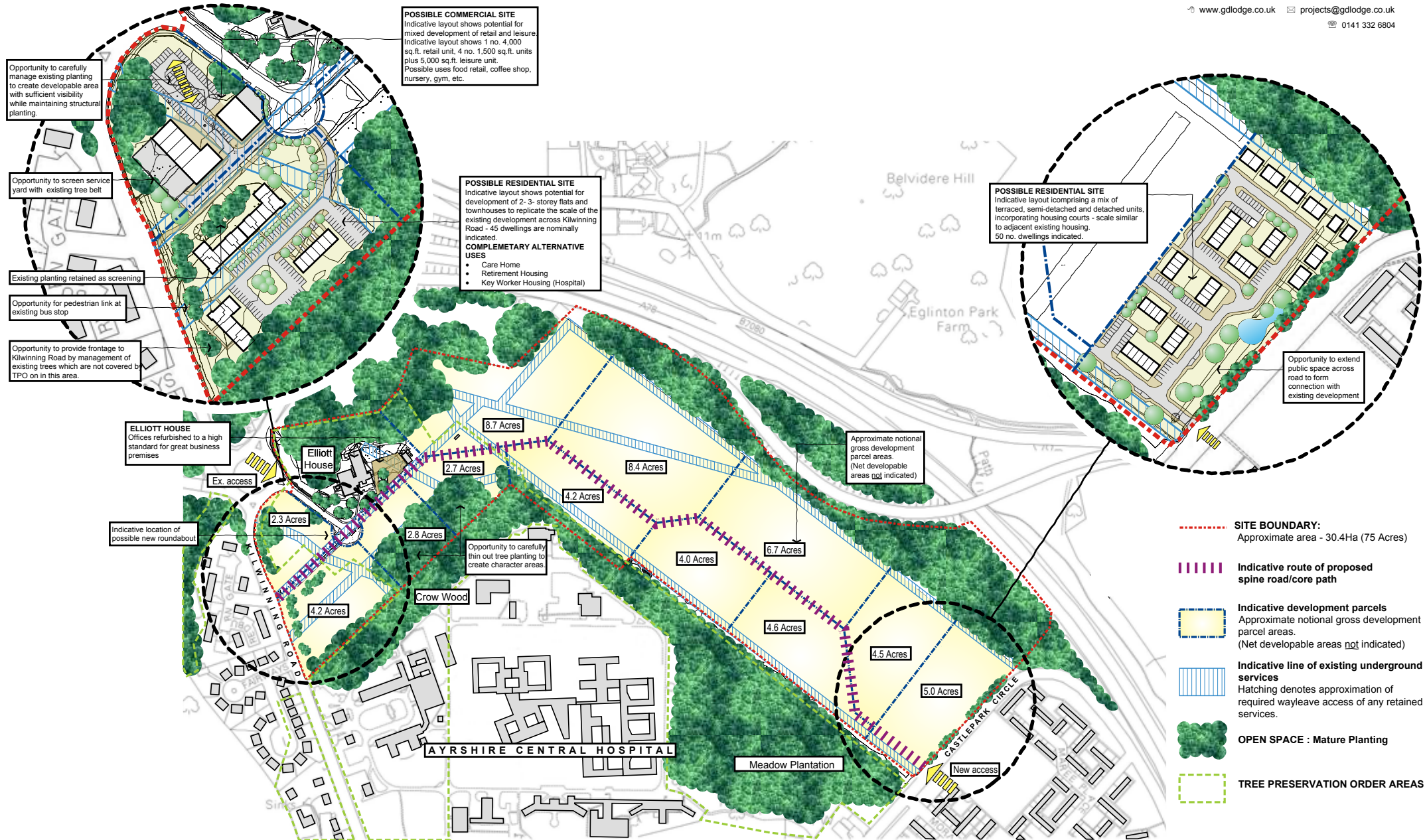
DEVELOPMENT STRATEGY PLAN

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LOCATION, ACCESS AND TRANSPORT



North Ayrshire has a great deal to offer - from grand castle estates, medieval, industrial and marine heritage, to country parks and the scenic Clyde island destinations of Arran and Cumbrae.

Tournament Park is one of the most accessible locations for development in North Ayrshire. The location benefits from an unrivalled access to the strategic road network (A78, A71 and M77), railway network, Prestwick/Glasgow International Airports as well as existing bus facilities and services.

Its close connection to a wide range of public transport options means that it is easily accessible from across Ayrshire

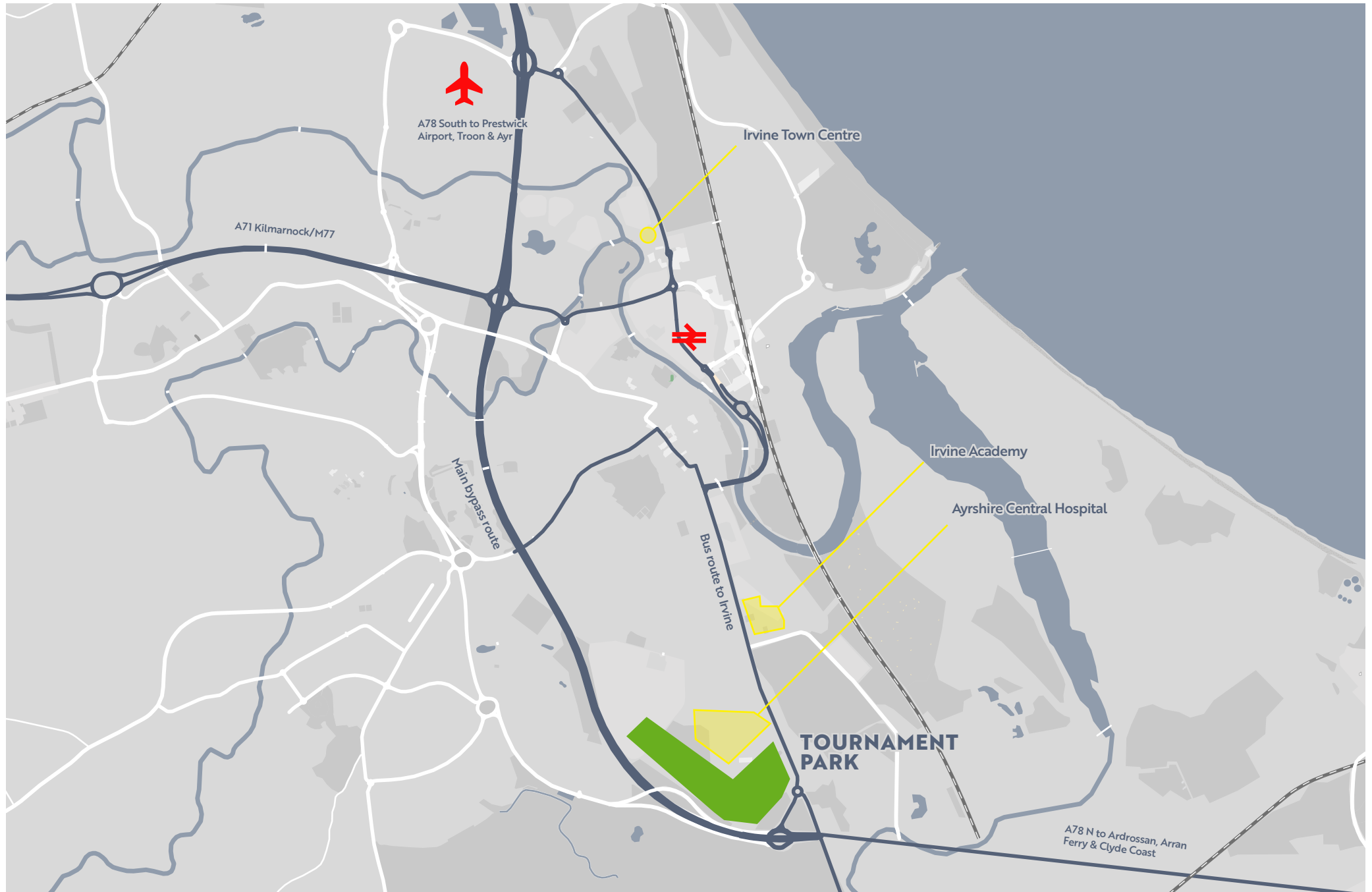
as well as Central Scotland and Dumfries and Galloway. International connections are also possible with Prestwick Airport just minutes away via road and train. Residents will have a real opportunity to lead more sustainable lifestyles, with most of their needs within walking or cycling distance.

The combination of these wide ranging and sustainable transport options mean that residents will have several available and viable modes of transport from which to choose.

The site has potential for a clear access strategy during construction which will enable multiple housebuilders to be accommodated on each phase in a manner which is sensitive to the environment for new residents of the Park.

	CAR	BUS	TRAIN
Irvine Town Centre	8 mins	10 mins	-
Prestwick Airport	15 mins	35 mins	15 mins
Kilmarnock	15 mins	30 mins	30 mins
Ayr	25 mins	49 mins	18 mins
Glasgow Airport	35 mins	1 hr 35 mins	35 mins
Glasgow City Centre	45 mins	1 hr 25 mins	30 mins
Cairnryan	1 hr 30 mins	-	2 hr 15 mins

LOCAL AMENITIES AND TRAVEL LINKS





PLANNING

North Ayrshire Council is progressing work for a new Local Development Plan (LDP2), which is intended to be adopted in 2019.

North Ayrshire Local Development Plan (Proposed) identifies the whole of Tournament Park as a prospective development site within the urban envelope (General Urban Area).

Prior to making an application for Planning Permission in Principle, the Developer is seeking to explore the level of market demand for a wide range of possible uses including (but not limited to) residential, care home, local retail, local leisure, and roadside services.

EMERGING LDP POLICY DIAGRAM



■■■■■ SITE BOUNDARY: Approximate area - 30.4Ha (75 Acres)

Emerging Local Plan Designation: **GENERAL URBAN AREA**

Policy 1: New Homes & Maintaining an Effective Housing Land Supply.
Tournament Park is identified as an effective housing supply site with an indicative capacity of 250 units anticipated to be active between 2019-2024.

Emerging Local Plan designation: **STRATEGIC DEVELOPMENT SITE**

Policy 1: New Homes & Maintaining an Effective Housing Land Supply.
The Montgomery Park Strategic Housing Growth Area is identified as an effective housing supply site with an indicative capacity of 480 units anticipated to be active between 2019-2024. The site also incorporates areas identified as Simplified Planning Zones.

Note: Housing Supply Sites

In principle, the plan indicates that the local authority will, in principle, protect these sites by resisting alternative development, including significant reductions in capacity which would undermine the ability to confirm an ongoing 5-year land supply.

||||||| Indicative route of proposed core path



OPEN SPACE : Mature Planting



TREE PRESERVATION ORDER AREAS

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KEY FACTS



1,148 Total Households with existing need (net)

(North Ayrshire Council Housing Need and Demand Assessment Final Report by North Star Consulting, September 2017)



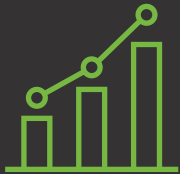
Range of development plots suitable for residential and commercial uses including retail, hotels and restaurant



366,800 Population of Ayrshire



75 Masterplan area of 75 acres under single ownership



5.8% Growth in average house price for North Ayrshire between 2016 and 2017

(Registers of Scotland) (4% average across Scotland)



Excellent access to bus, train and air transport

FOR FURTHER INFORMATION
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north
PROPERTY ADVISORS

MISREPRESENTATION ACT

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A development by Maxi Estates Limited