

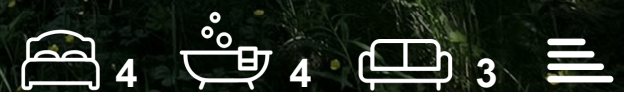


MONTGREENAN
PROPERTY GROUP



Plot Of Land Threepwood Road
Beith, KA15 2JJ

Guide price £125,000



Plot Of Land Threepwood Road Beith, KA15 2JJ

Nestled within the charming town of Beith, this wonderful leafy plot offers a unique opportunity to create your dream luxury home in the midst of nature. With outline planning permission already in place for a luxury detached Eco-house, envision building your own ideal abode surrounded by the tranquil beauty of the woods & Ayrshire countryside.

The picturesque countryside setting provides a serene escape from the hustle and bustle of city life, offering a peaceful retreat where you can unwind and reconnect with nature.

Despite its idyllic seclusion, this property is conveniently located for those who need to commute, with easy access to Glasgow in around 30 mins by car, ensuring that you can enjoy the best of both worlds - the tranquillity of rural living and the amenities of the city within reach.

Glasgow International Airport is 18 miles / 20 minutes away by car & the pretty Ayrshire coastline is only 12 miles away.

Don't miss out on the chance to turn this blank canvas into your own slice of paradise.

Embrace the opportunity to create a bespoke luxury home in this enchanting woodland setting.

***** Disclaimer - Ai generated images are only given as an example and do not represent what is on offer or has been passed by planning *****



BEITH WOODLAND HOUSE

DESIGN AND ACCESS STATEMENT



Aerial view of the site



View of the site edge boundary along the A737



View of the site edge boundary along Threepwood Road

EXISTING SITE AND VIEWS

The site bounded by tall mature trees to the two adjacent roads and the north boundary, with the centre of the site cleared for horse grazing.

The trees provide natural screening along the length of both boundaries, with very little of the site visible through limited glimpse gaps between the trees. The intention is to maintain this and the established green edges.

The northern belt of trees forms part of the Grange Hill Local Nature Conservation Site, the existing tree belt has been consistent on historic maps dating back to the 1800s. As such no development is proposed in this area, which remains unaffected by the proposals.

Access would be taken off Threepwood Road, the minor of the two bounding roads.

The design looks to respond to the unique geometry, layout and setting of the site, with a contemporary take on the surrounding individual villa and in line with the Single Houses in Rural Areas design guidance. The proposed house is developed to respond to the site and its context, and offer an 'object in the landscape' woodland home.



elevation A-A (west)



elevation B-B (east)

NOTES
 Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Dimensions to be applied to LMA Architecture.
 This drawing is copyright of LMA Architects. This drawing cannot be copied or reproduced in part or full without the written consent of LMA Architects.

0 1 2 3 4 5 6
 SCALE OF METRES 1:100

key

A A B B

MATERIALS KEY
 1 - Grey Aluminium/Zinc wall panels
 2 - Grey Aluminium/Zinc roof panels
 3 - Glazing with Black frames
 4 - Glazing with timber frames
 5 - Light coloured timber cladding

Revision	Date	Description	By

LMA ARCHITECTS
 100 West George Street | Glasgow, G2 1PP | 01412642961
 Suite G1 | 18 Wellington Square | Apr, KAP HEZ | 01292611727
 8 14 6 0 8 | l@m.a.co.uk | www.l-m-a.co.uk

Client
Mrs. Paterson

Project
Proposed Dwelling, Beith

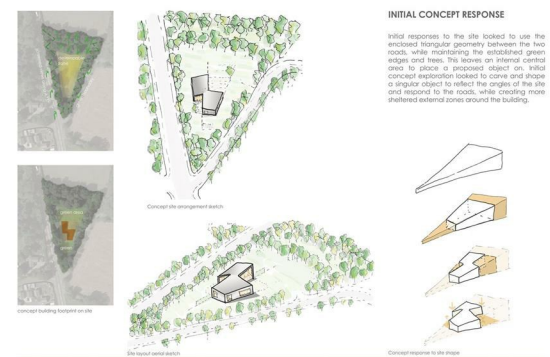
Description
Proposed Elevations (1 of 2)

Issue

Planning	Drawing Number	Revision
22_05_2398 PL(02)001		A
Scale	Drawn / Checked By	Date
1:100	JS	Oct 22

© James H Miller/Chief Dev - Lorraine Macpherson_Architect/22_05_2398 - New House Beith Drawing 02 01 A04CAD02 0A Elevations PL(02)001_002_Proposed Elevations.dwg

INITIAL CONCEPT RESPONSE



LMA ARCHITECTS BETH HOUSE - DESIGN AND ACCESS STATEMENT | NOV 22

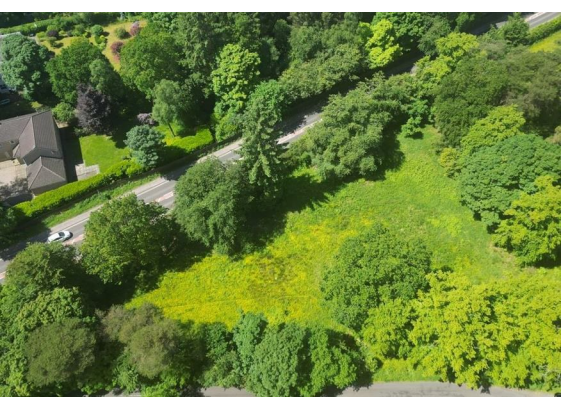


LOCATION
 The site is located on the outskirts of the town of Beith in the Gairloch Valley in North Ayrshire. The town is situated roughly midway between Ardrossan and Glasgow along the A327. It sits on the east of a hill and was known originally as the "Hill o' Beith", or the "hill at the back" in Gaelic. Some time the area was believed to be covered in woodland.

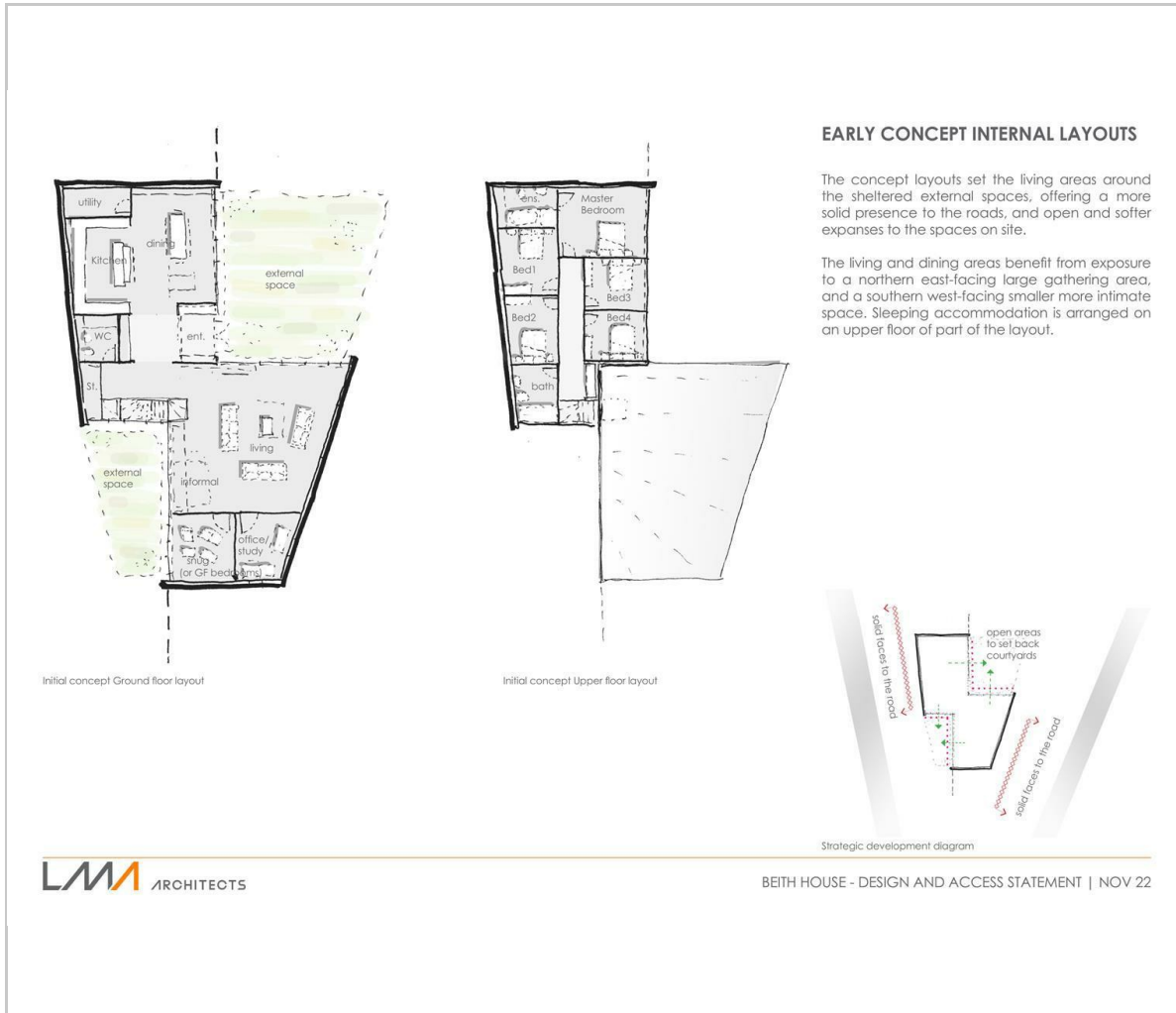
The site itself is a triangular shaped wedge between the A327 bypass and Threepwood Road, on the outskirts of the town centre. It is in an area consisting of older large individual mansions, parkland woodlands, and the edge of open undeveloped areas to the east.



LMA ARCHITECTS BETH HOUSE - DESIGN AND ACCESS STATEMENT | NOV 22



Floor Plan

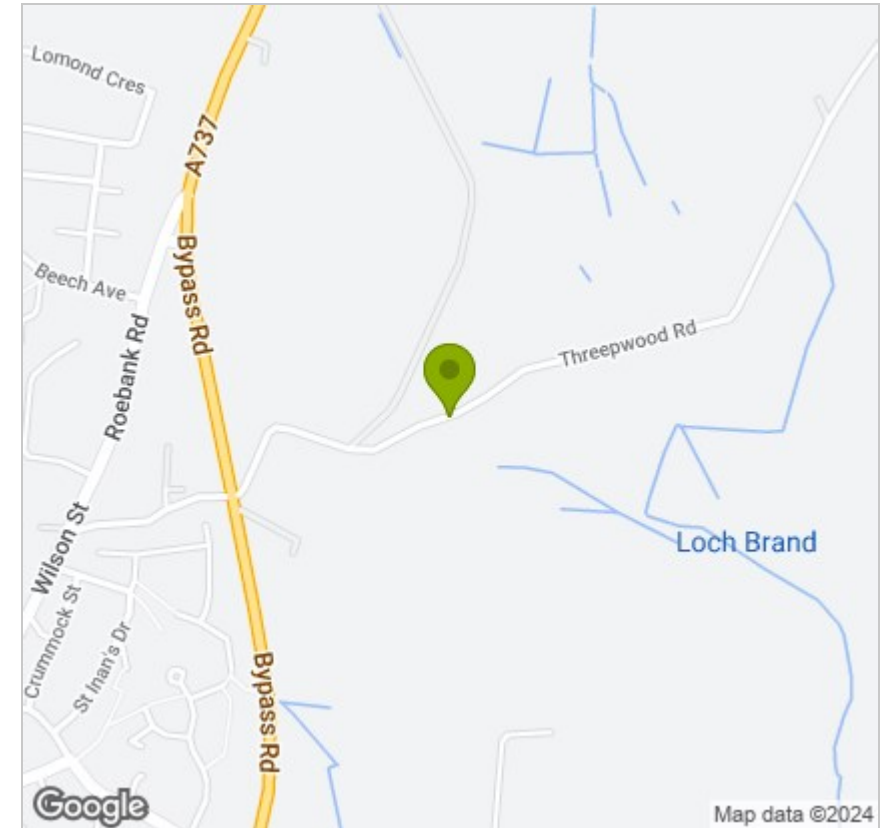


Viewing

Please contact our Montgreenan Property Group Office on 01292 435 601 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

