



TOURIST LODGES DEVELOPMENT

kirkstone

The Willows, Benston Smithy House, Cumnock, KA18 4QA

The proposed development will be a distinctive and attractive tourist destination consisting of 26 holiday lodges and a facilities building

Summary

Tenure	For Sale
Available Size	4.90 to 50.14 Acres / 1.98 to 20.29 Hectares
Price	Offers from £275,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Tourist Lodges Development Opportunity
- Development site : 4.90 acres (1.98 Ha)
- Adjacent to River Nith
- Land parcel : 50.14 acres (20.29 Ha)
- Planning Permission Phase 1 (Oct 2022)
- 6 Phase Masterplan

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Description

The subjects comprise an irregular shaped land parcel about 50.14 acres (20.29 Ha) in area. Vehicular access is available from a minor access road off Boig Road at the east edge of the site. The north site periphery is marked by a post and wire fence and treeline edge. The north east margin of the site is defined by the edge of Boig Road. The south boundary of the site is not physically defined and the south west margin is broadly marked by the line of overhead electricity cables and timber pylons.

The topography of the site is generally characterised by a variable slope down to the south and south east. A tarmac access road traverses the south edge of the site with sloping rough grass along the south and south east edge of the road. The remainder of the site comprises farmland and a plantation consisting of densely planted young willow trees. The site is elevated above the River Nith.

A long term masterplan has been created which shows how the entire land parcel can be developed as tourist accommodation over 6 phases. Planning permission has been obtained for the first phase.

Location

New Cumnock is a town located at the confluence of the Afton Water and the River Nith. It lies 5 miles southeast of Cumnock, 21 miles east of Ayr and 20 miles southeast of Kilmarnock. The town sits on the A76, the main road connecting Kilmarnock with Dumfries (37 miles). New Cumnock has its own railway station on the Glasgow - Carlisle route.

The Willows is located approximately 2.5km west of New Cumnock and is an irregular shaped land parcel with a linear boundary to the east provided by Boig Road and farmland to the north and west. The River Nith runs immediately along the southern boundary. Agricultural fields surround the site. New Cumnock rail station takes less than 5 minutes drive to reach via Leggate (B741).

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	Size	Tenure	Price
Ground	Land Parcel	50.14 Acres	For Sale	£495,000
Ground	Development Site	4.90 Acres	For Sale	£275,000

Development

The site for the first phase extends to an approximate area of 4.90 acres (1.98 Ha) and has a gradient sloping south eastwards towards River Nith.

The proposed development will be a distinctive and attractive tourist destination consisting of 26 holiday lodges and a facilities management building. Lodges will be positioned to take into account the existing topography and opportunity of vistas. There are six Local Nature Conservation Sites (LNCS) found within 2km of the site boundary which include Nith Bridge, New Cumnock Wetlands and Knockinnoch Lagoons.

East Ayrshire has witnessed a significant rise in demand for holiday lets in the past 12 months, with various developments reporting good sales rates. This development will provide an attractive site for holiday accommodation on a well- appointed piece of land, to provide a sustainable business opportunity with long term potential.

Further information on the Design, Planning and Supporting Statement, Ecological



Viewing & Further Information



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Constraints Survey, Transport Statement, Visual Impact Assessment, Geotechnical and Environmental Report and Topographical Survey can be obtained from the sole agent.

Please note, the site boundaries shown are indicative only and the CAD site plan should be requested for master planning purposes.

Planning

The subjects fall within the boundary of East Ayrshire Councils Local Development Plan 2017. Conditional Planning Permission (REF: 21/0697/PP) was granted for the change of use of farmland and brownfield land to form 26 tourist holiday lodges and a facilities management building in October 2022. All planning queries should be made directly to East Ayrshire Council.

Offers

Offers in the region of £495,000 are invited for our clients' heritable interest in the entire 50.14 acre (20.29 Ha) land parcel. Alternatively, offers over £275,000 are invited for our clients' heritable interest in the 4.90 acre (1.98 Ha) plot with planning permission.

VAT

The subjects are not elected for VAT, therefore, no VAT will be payable on the sale price.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any registration dues and LBTT.

