



COMMERCIAL DEVELOPMENT OPPORTUNITY

kirkstone

## 1 Salisbury Place, Prestwick, KA9 1JR

Commercial development opportunity in Prestwick town centre

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	0.26 Acres / 0.11 Hectares
<b>Rent</b>	£15,000 per annum
<b>Price</b>	Offers in the region of £175,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Permission for 5 x Class 1A units
- Situated within town centre
- Adjacent to Main Street
- 1 mile from Prestwick Airport
- Alternative use potential

# 1 Salisbury Place, Prestwick, KA9 1JR

## Description

The subjects comprise a fairly regular shaped hardstanding site which is currently used as an informal car park and historically forms land to the rear of former garage premises on Main Street, Prestwick which were subsequently re-developed to form two large retail units with the subject site remaining as surplus land.

The site appears to be bound by predominantly brick walls/fencing and is accessed directly from Salisbury Place, which is a cul-de-sac accessed from Ladykirk Road, both of which are residential in nature and predominantly tenemental flats. Salisbury Place also provides access to the rear of the retail units on Main Street for loading.

## Location

Prestwick lies on the West Coast of Scotland, within South Ayrshire, approximately 32 miles south west of Glasgow. The town benefits from a good transport network with the A77 / M77 to Glasgow and the A70 linking into the M74 motorway.

The site is situated on Salisbury Place which sits immediately behind Main Street which is the main shopping throughfare in Prestwick town centre. It is a 45 minute train ride from Glasgow Central, which connects to the rest of the UK rail network. Prestwick International Airport, with its own railway station, offers national and international connections.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	Size	sq ft	sq m
Ground	Site Area	0.26 Acres	11,325.60	1,052.18

## Offers

Offers in the region of £175,000 are invited for our clients' heritable interest (Scottish equivalent to English Freehold). Alternatively, the site is available to lease for £15,000 per annum.

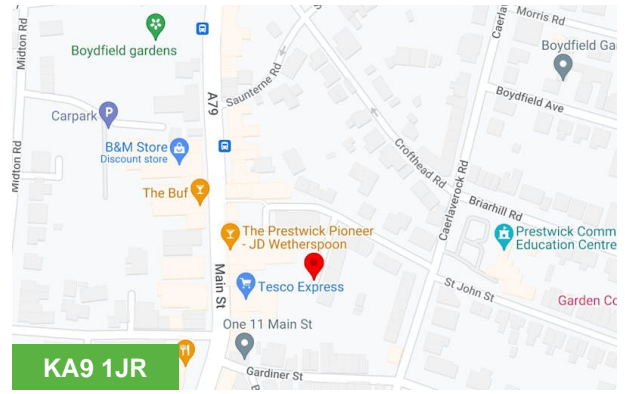
## Planning

The subjects fall within the boundary of South Ayrshire Councils Local Development Plan 2 (LDP2) which was adopted in 2022. Planning Permission in Principle (REF: 23/00642/PPP) has been granted for the erection of 5 x Class 1A units. Appropriate uses which may be considered by the Council are detailed in the appropriate Policy. All planning queries should be made directly to South Ayrshire Council.

The buildings will be of a simple construction, steel frame and metal cladding/brickwork external envelope, providing a robust and attractive contemporary solution. This will allow the occupiers to benefit from a clear span floor plan which will provide as flexible a workspace as possible. The development will incorporate 11 parking spaces, which includes 2 accessible parking spaces plus an area set-aside for PTW's and a secure 2 tier storage shelter for cycles. With the existing electric substation adjacent to the site there may be scope to include EV charging stations.

## Services

The property benefits from mains supply of electricity, water and drainage. Prospective purchasers should make their own enquiries to ensure that utilities and services are satisfactory for their requirements.



## Viewing & Further Information



**Shahzad Shaffi**

0141 291 5786 | 07742 333 933

ss@kirkstoneproperty.com







LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

5387  
2/6/2015

TITLE NUMBER

**AYR66560**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

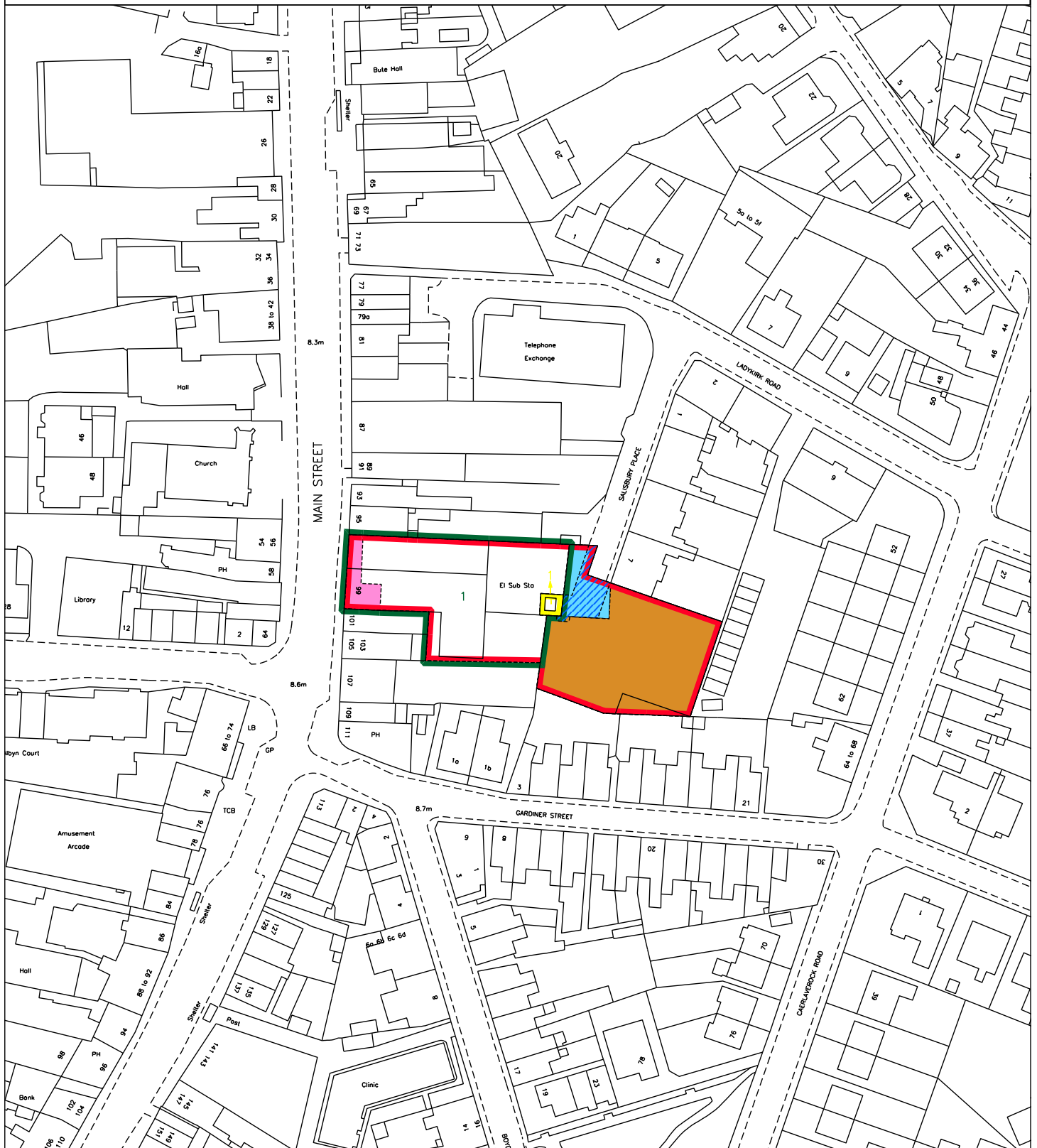
70m

NS3525NW NS3526SW

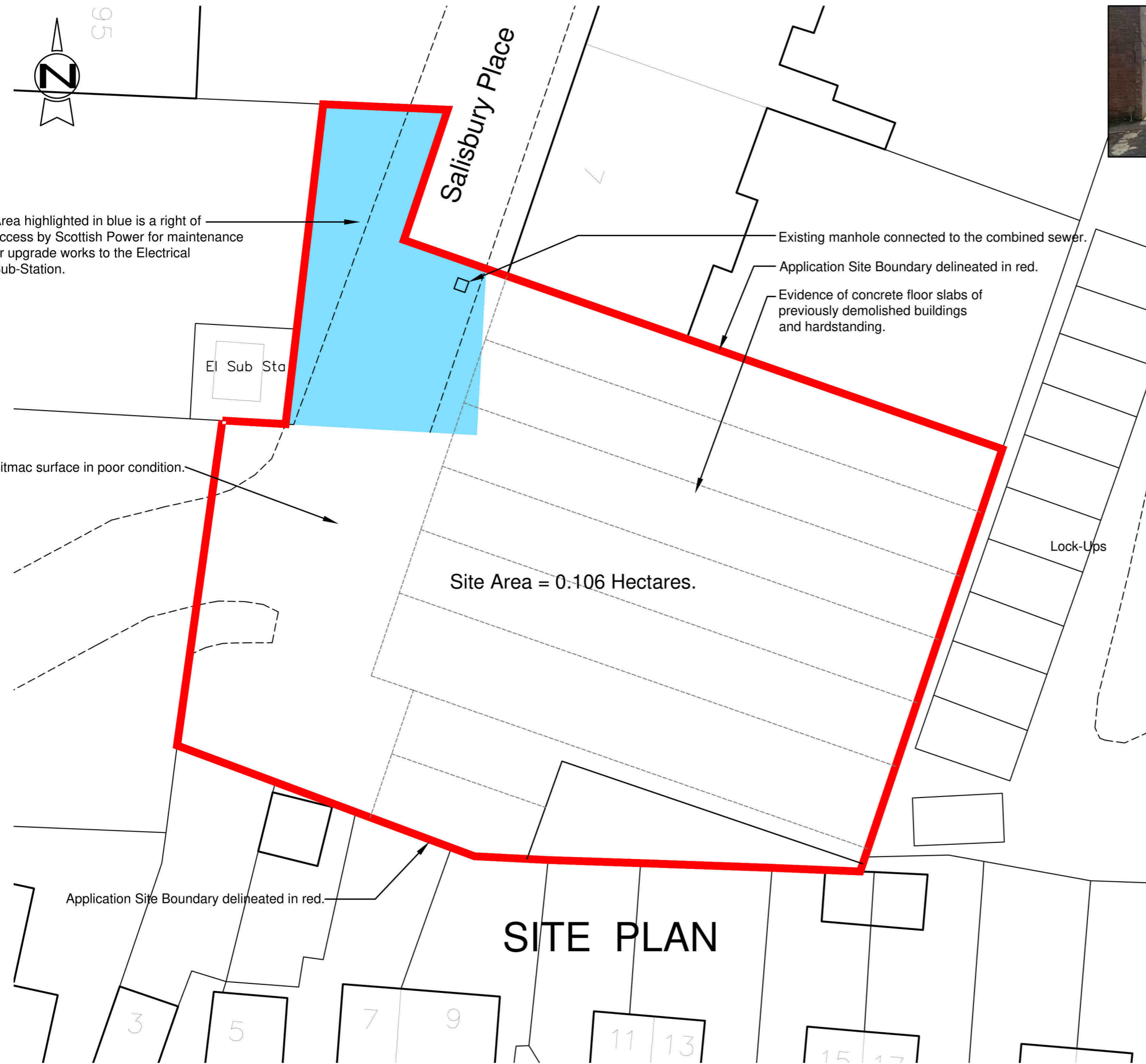
Survey Scale

1/1250

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View from end of Salisbury Place

**South Ayrshire Council  
Planning Service**

Approved under The Town and Country Planning (Scotland) Act 1997 (as amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire Council.

National Grid Reference:- NS 35252 25913  
eastings 235252  
northings 625913

Revisions:-  
A. Withdraw PPP Application and re-submit free-go. 24 Aug 2023

**axiomdesign**  
65 High Street, Sanquhar DG4 6DT  
axiomdesigns@aol.com

PROJECT:  
PPP Application  
Proposed Redevelopment & COU of  
Brownfield Land to Use Class 2  
off Salisbury Place,  
Prestwick KA9 1JR

CLIENT :  
Oberdarn Property & Land Development

TITLE :  
Site Plan

DATE : July 23	SCALES : 1/200@A3	DRAWN : DG
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STATUS: <b>P</b>	DRAWING NO : <b>SPP/A3/101</b>	<b>A</b>
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SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

To: Oberdarn Property And Land Development  
per Axiom Design Services  
65 High Street  
Sanquhar  
DG4 6DT

With reference to your **Application for Planning Permission in Principle** dated **28th August 2023**, under the aforementioned Regulations, for the following development, viz:-

**Planning permission in principle for erection of Class 1A units**

at: **Land To The Rear Of 97/99 Main Street Prestwick South Ayrshire**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **approve** the Application for Planning Permission in Principle for the said development in accordance with the following conditions as relative hereto and the particulars given in the application. The approved drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above and these represent the approved scheme.

**The following condition(s) which relates to this permission are:**

- (1) That formal application(s) for the Approval of Matters Specified in Conditions shall be submitted to, and approved by, the Council before commencement of development. Such application(s) shall be made not later than three years from the date of this permission or, if later, within six months from when an earlier approval for the same matters was refused or dismissed on appeal.
- (2) That full details of the proposed development, including the siting, design, external appearance, access arrangements, landscaping measures, and any other matters specified in conditions below, shall be submitted for the approval of the Planning Authority as outlined in condition 1 of this planning permission.
- (3) That the planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below.
- (4) That at the approval of matters specified in conditions stage a landscaping scheme indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted. This shall be submitted for the prior written approval of the planning authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of unit one of the developments, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard.
- (5) That at the approval of matters specified in conditions stage, a comprehensive acoustic consultants report shall be submitted. This shall be carried out by a suitably qualified acoustic consultant or competent person.
- (6) That notwithstanding the plans hereby approved, no form of amplified noise or sound systems shall be used within the application site, to the satisfaction of the Planning Authority.

- (7) That the presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority., and which shall be submitted to for the formal prior written approval of the Council as Planning Authority.
- (8) Further to condition 7 should any previously unsuspected or unencountered contamination land become evident and that prior to commencement of any site works, a comprehensive contaminated land investigation shall be submitted of the prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British standards Institution 'The investigation of potentially contaminated sites-code of practice' (BS 10175:2001), or as may be amended) The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33(or as amended)
- (9) That where the risk assessment identified any unacceptable risk as defined under Part 11A of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the formal prior written approval of the Council as Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
- (10) That the remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
- (11) That at a matters specified in condition application stage, a Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other then by single occupancy private car trips. The Travel Plan shall clearly define the system of management, monitoring, review, reporting of the Travel Plan.
- (12) That the private access shall be surfaced for a minimum of 10 metres as measured from the rear of the public roadway, prior to opening of the first unit. That at a matters specified at condition application state the precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).
- (13) That the discharge of water onto the public road carriage way shall be prevented by drainage or other means. That at a matters specified at condition application state, precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).
- (14) That off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide, with parking layouts designed to comply with the guidance set out in the National Roads Development Guide, within the designing streets publication as National Policy.
- (15) That at a matters specified at condition application state, the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.
- (16) That at a matters specified at condition application state, submit a construction Traffic Management Plan for the written approval of the Council as Planning Authority in consultation with the Roads Authority. The plan shall describe the methodology for the movement of construction traffic to and from the site, including agreement on suitable routes to and from the site, and shall require the agreement of the Council as Roads Authority prior to any movement of construction traffic associated with the site.

- (17) That at a matters specified at condition application state, the applicant/developer shall, submit a Service Management Plan (SMP) for the written approval of the Council as Planning Authority in consultation with the Council's Roads Authority. The plan shall describe the best practice methodology for the movement of delivery traffic associated with the development including delivery timing, routing, banksmen requirements and other related matters. The SMP shall require the agreement of the Council as Roads Authority prior to occupation of the development.
- (18) That notwithstanding the plans hereby approved, no permission is hereby granted for any detail, indicative or otherwise, presented therein. Such detail shall instead be the preserve of the fulfilment of the various conditions of this planning permission in principle, as warranting that detail within the requisite future formal application(s) for the Approval of Matters Specified in Conditions.

**Reasons:**

- (1) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006.
- (3) That this planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below
- (4) In order to retain the amenity and character of the area.
- (5) In order to prevent noise nuisance.
- (6) In order to prevent noise nuisance.
- (7) To ensure potential risks arising from previous site uses have been fully assessed
- (8) To ensure potential risks arising from previous site uses have been fully assessed.
- (9) To ensure the proposed remediation plan is suitable
- (10) To ensure the proposed remediation plan is suitable.
- (11) To encourage sustainable means of travel.
- (12) In the interest of road safety and to ensure an acceptable standard of construction.
- (13) In the interest of road safety and to avoid the discharge of water on to the public road.
- (14) In the interest of road safety.
- (15) In the interest of road safety
- (16) In the interest of road safety.
- (17) In the interest of road safety.
- (18) To clarify the extent of the planning permission and to be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning etc. (Scotland) Act 2006.

**List of Approved Plans:**

Drawing - Reference No (or Description): SPP/A3/100 REV A

Drawing - Reference No (or Description): SPP/A3/101 REV A Site Plan



**Reason for Decision:**

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

**Dated: 13th October 2023**

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**Craig Iles**  
**Service Lead - Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**

**Note:**  
**In addition to this approval and before proceeding with the development the applicant may require a Building Warrant under The Building (Scotland) Act 2003 as amended or a Road Opening Permit or Construction Consent under The Roads (Scotland) Act 1984 Legislation.**