

CRAIGIE ROAD/CRAIGIE WAY
AYR KA8 9JR

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**SITE EXTENDS
TO 4.06 ACRES
APPROX.**

- ✦ EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY
- ✦ LOCATED WITHIN THE DESIRABLE SEASIDE TOWN OF AYR
- ✦ WELL SERVICED BY M77/A77 AND A DIRECT RAIL SERVICE TO GLASGOW
- ✦ SITE BENEFITS FROM PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL

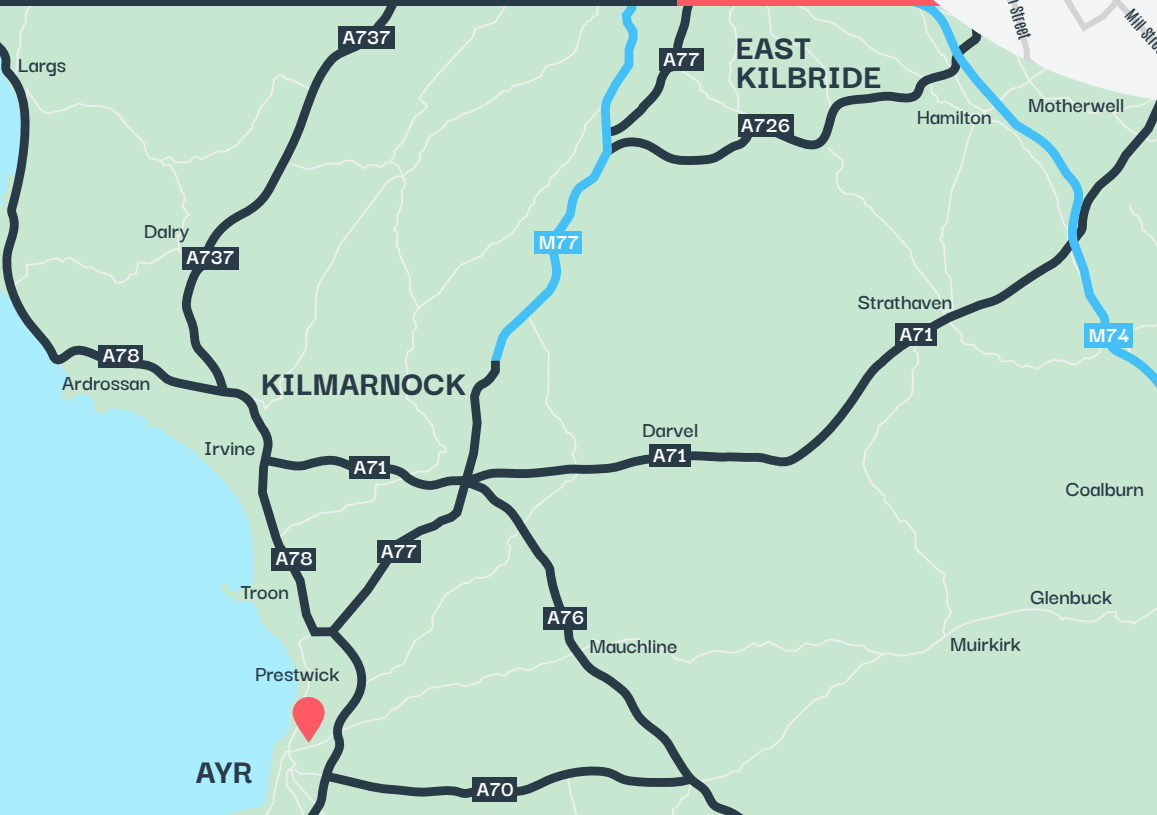
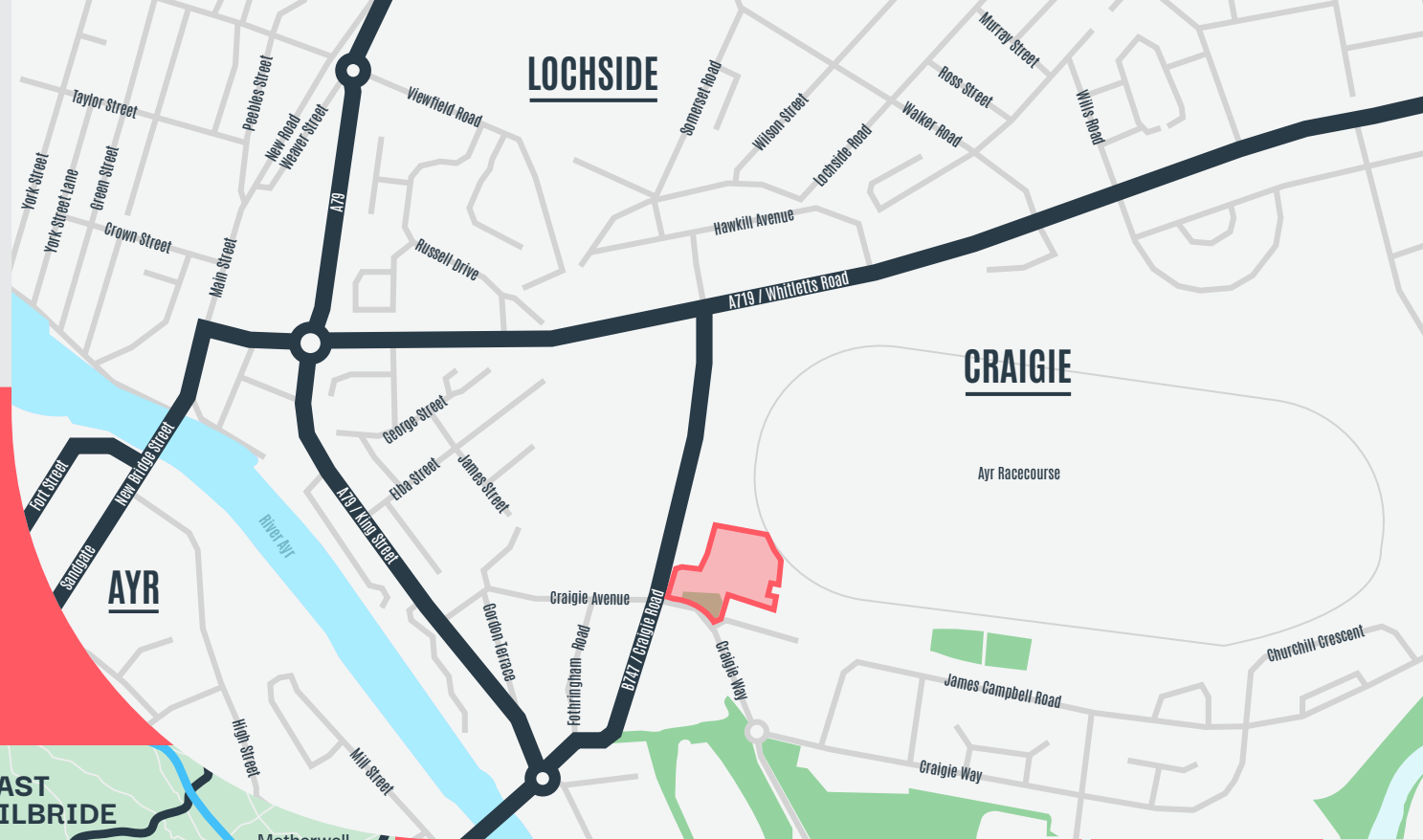


THE OPPORTUNITY

We are delighted to be able to present to the market an excellent residential development opportunity on land which has been declared surplus by the owners of Ayr Racecourse.

The site which extends to approximately 4.06 acres (1.64 Ha), bounds the racecourse in part and benefits from its own private road access off Craigie Way presenting an exclusive development opportunity within the racecourse setting.

CRAIGIE ROAD/CRAIGIE WAY



LOCATION

The site which is being offered for sale is located within the desirable seaside town of Ayr in the local authority of South Ayrshire and forms part of the prestigious Ayr Racecourse, a landmark within the town and for the last 250 years.

Ayr is a popular residential market acting as both the main conurbation for local Ayrshire people but also as a desirable commuter town for people working in Glasgow. It is well serviced by roads (M77/

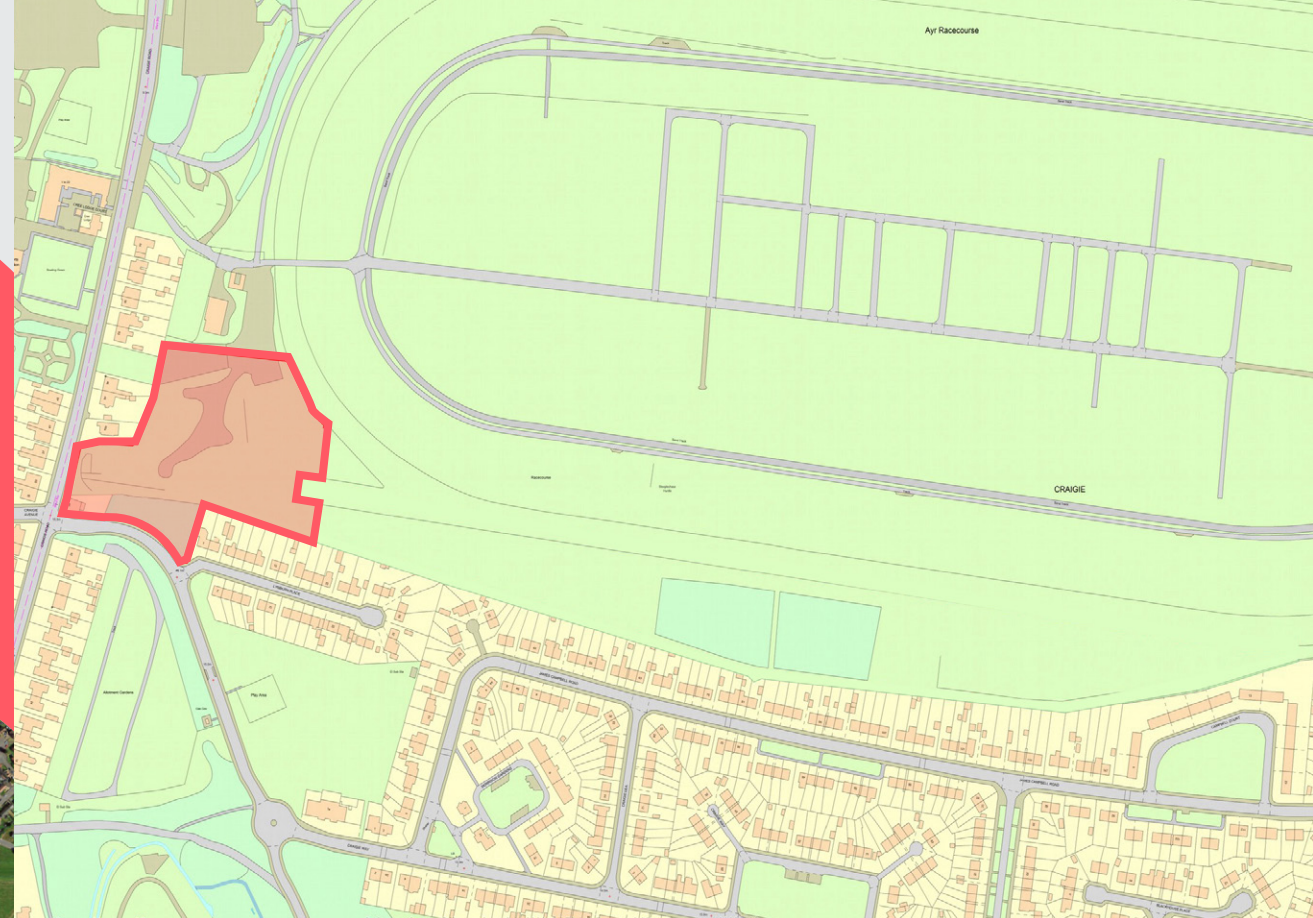
A77) and railway, with direct rail service to Glasgow. There are a range of both in town and out of town retail offerings available within Ayr. Craigie Park is situated closeby to the subjects and the University of West of Scotland's Craigie Campus and Ayr Academy are also within close proximity.

The site sits within the Craigie area of Ayr and is accessed off Craigie Way just off Craigie Rd the main connecting road into Ayr town centre.

DESCRIPTION

The land available for sale is situated in the south western corner of the racecourse and is accessed directly off Craigie Way close to its junction with Craigie Rd. The land is predominantly used for storing equipment and materials used for maintenance and functioning of the racecourse. The site bounds the rear gardens of residential properties on its western side some of which are treed, groundkeepers sheds to the north with the racecourse

proper forming part of the northern and all of the eastern boundary. Trees and vegetation form the boundary onto Craigie Way. There is also included within the sale boundary at the junction of Craigie Rd and Craigie Way a residential property which comprises of a single storey sandstone, 3 bedroom detached bungalow. This is in habitable condition and forms part of the site for sale. In general terms the site is fairly flat in nature.



PLANNING

The site benefits from a live planning permission in principle which permits upto 400 residential units to be developed as part of a much larger area within the racecourse of which the subjects form part. The site is also included with South Ayrshire Council's housing land audit of effective residential housing sites. The

racecourse owners have worked carefully to ensure that the site boundaries as presented, allow both the racecourse and the proposed housing development to work together side by side.

A copy of the previous consent is available to parties upon request.



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TECHNICAL INFORMATION

There is a limited amount of technical information available regarding the site. That which is, is available upon request and will be issued via a Data Link.

OFFERS

Our clients are inviting offers for their heritable interest in the site. Parties should note their interest in the site with the selling agents in order to be kept advised any closing date that may be set for receipt of offers.

FURTHER INFORMATION

For further information, please contact:



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