

Development Opportunity



KILMARNOCK KA3 6AB

**FOR
SALE**

- Residential Development Opportunity
- Established residential area with countryside views
- Close proximity to local amenities, public transport connections and Dean Country Park
- Two adjacent sites totalling 4.47 Ha (11.04 Ac)

Glasgow Road

KILMARNOCK

LOCATION

Kilmarnock has a population of approximately 46,159 persons (Census 2011) and is located in East Ayrshire approximately 22 miles south west of Glasgow, 13 miles north east of Ayr and 7 miles east of Irvine connected by the A77/ M77 and A71 trunk roads. The sites are prominently situated with direct access to Glasgow Road (B7038) and are bounded to the East by Dean Castle Country Park with open aspects over Clark's Wood and the Fenwick Water.

Kilmarnock has full public transport connections from Kilmarnock Bus Station and Train Station within the town centre with bus stops directly opposite the subject sites providing a direct express bus service to Glasgow city centre via the M77 motorway.

DESCRIPTION

The development opportunity comprises two adjacent sites:

Site 1 (South) comprises an area extending to approximately 2.36 Ha (5.83 Ac). The site is irregular in shape and slopes steeply from Glasgow Road to the south east towards the Fenwick Water.

Site 2 (North) comprises an area extending to approximately 2.11 Ha (5.21 Ac). The site is relatively level in nature with a slight drop in levels towards the rear of the site as the land approaches Fenwick Water to the east and wraps around 2 existing small holdings known as No. 12 and No. 13 South Craig Holdings, Kilmarnock. Both of these residential small holdings are excluded from the subject site. An access roadway bounds the site to the south providing access to Borland House and Cottages to the north most element of Dean Country Park Estate.

SITE AREA

The subjects extend to the following gross site areas:

Site 1 (South): 2.36 Ha (5.83 Ac)
Site 2 (North): 2.11 Ha (5.21 Ac)
Total: 4.47 Ha (11.04 Ac)

All measurements are carried out in accordance with the RICS Code of Measuring Practice (6th Edition).

TOWN PLANNING

The sites are situated within the settlement boundary of Kilmarnock as contained within the East Ayrshire Local Development Plan (adopted 3rd April 2017) and are annotated as "white land" with no specific restricted use designation and therefore may be suitable for residential development subject to formal planning approval.

SERVICES

Mains services of gas, electricity, water and drainage are all currently available adjacent to the site on Glasgow Road (B7038).

OFFERS

Offers for the purchase of the site together with a full development proposal, development timetable and proof of funding are invited.

VAT

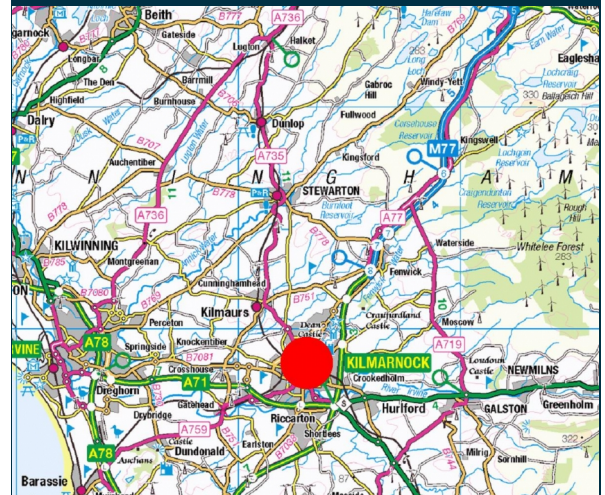
The purchase price will be exclusive of VAT. It is understood that VAT will not be payable upon the purchase price.

LEGAL COSTS

The purchasers will be responsible for the vendors reasonable legal fees in connection with the proposed purchase.

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VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Fraser Lang - Tel: 07803 896978
Email: Fraser.Lang@g-s.co.uk



CONTACT

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KA1 1DU
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IMPORTANT NOTICE:

- Please read carefully
1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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