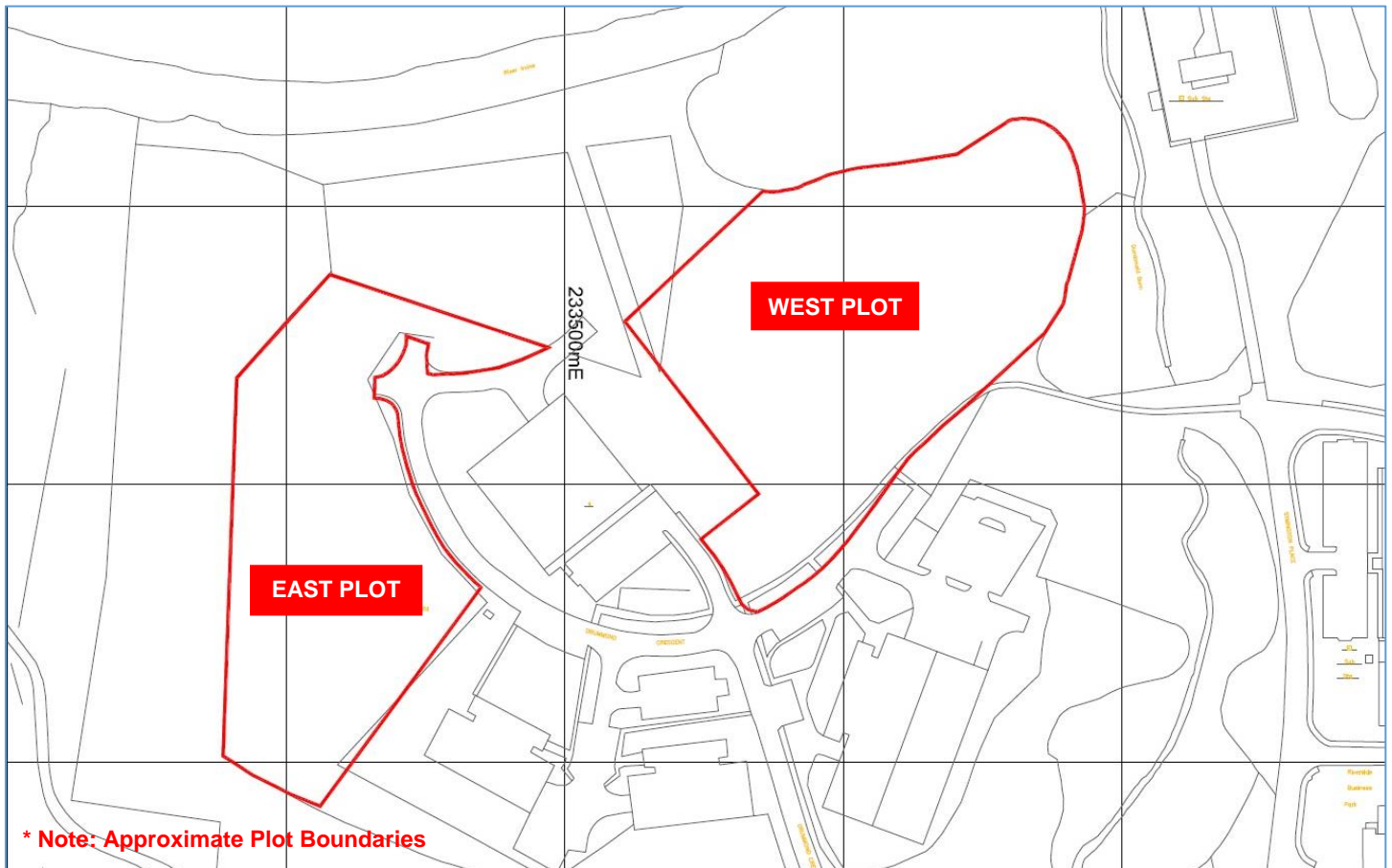
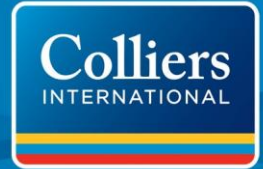


FOR SALE

COMMERCIAL DEVELOPMENT LAND



Drummond Crescent, Riverside Business Park, Irvine KA11 5AN

- Rare opportunity to purchase land
- Established business park location
- Business rates discount scheme available in the area for qualifying sectors

**TOTAL AREA 6.84 ACRES
(2.77 hectares)**

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

Colin McManus
Logistics & Industrial
+44 141 226 1035
Colin.McManus@colliers.com

Property Ref: [24453](#)

Colliers International
2 West Regent Street
Glasgow
G2 1RW
+44 141 226 1000
www.colliers.com/uk/developmentconsultancy

Drummond Crescent, Riverside Business Park, Irvine KA11 5AN

LOCATION

Irvine is located approximately twenty-eight miles to the west of Glasgow and seven miles west of Kilmarnock. Irvine benefits from good transport connections, being adjacent to the A78, A736, A737 and A71 road routes, the latter providing direct access to the M77 Motorway which connects with Glasgow. The A78 also provides access to Greenock, Ayr and onward to the ferry terminals at Stranraer, Troon and Ardrossan whilst the A76 provides a route to the south near the M74 Motorway in Dumfries and Galloway. Glasgow Prestwick Airport is situated nine miles to the south of the town.

Riverside Business Park lies to the rear of South Newmoor Industrial Estate, adjacent to the A71 Irvine to Kilmarnock trunk road. Occupiers within the immediate vicinity include GSK, Barony Universal Products Plc, Culzean Medical Devices Ltd and Stellar Europe LLC.

DESCRIPTION

The property comprises vacant land in two sections, which are generally level.

The land is covered in grass with mature trees running alongside part of the boundaries, with the remaining boundaries being a mixed of post and wire fencing or open.

SITE AREAS

The land is for sale in two sections:

EAST PLOT	2.97 ACRES (1.20 HECTARES)
WEST PLOT	3.87 ACRES (1.57 HECTARES)
TOTAL AREA	6.84 ACRES (2.77 HECTARES)

PLANNING

Within the Local Development Plan the land is zoned for Industrial and Business use under Policies IND1, IND 4 and IND8. The site is also categorised as an Enterprise Area which provides business rate relief and capital allowances for eligible new life science businesses.

Interested parties should satisfy themselves in relation to planning and the Enterprise Area status and may wish to contact North Ayrshire Council at:

Cunningham House
Irvine
KA12 8GE
Tel: 01294 324319

TENURE

The heritable interest in the sites will be available to purchase, subject to a development agreement with clawback provision. Bids will have to be accompanied with development proposals, which will form the agreed basis the purchaser's planning application over that period.

Title to the site will be transferred on completion of the development as agreed at the outset.

Development Agreement – The purchaser will pay the purchase price at the outset and agree to enter into a development agreement by way of a ground lease (at nil rental) and shall be bound to develop out the site as per their development plan and planning application over that period.

Clawback Provision – Should the purchaser alter the planning use for the site (in whole or part) within the first 10 years of ownership, to a higher value use, the vendor will be entitled to 50% of the uplift in value resulting from the change of use.

TERMS

Offers in excess of the following are invited for the heritable interest.

EAST PLOT	£148,000
WEST PLOT	£192,000

Interested parties should satisfy themselves in relation to any abnormal development costs and deduct these prior to bidding.

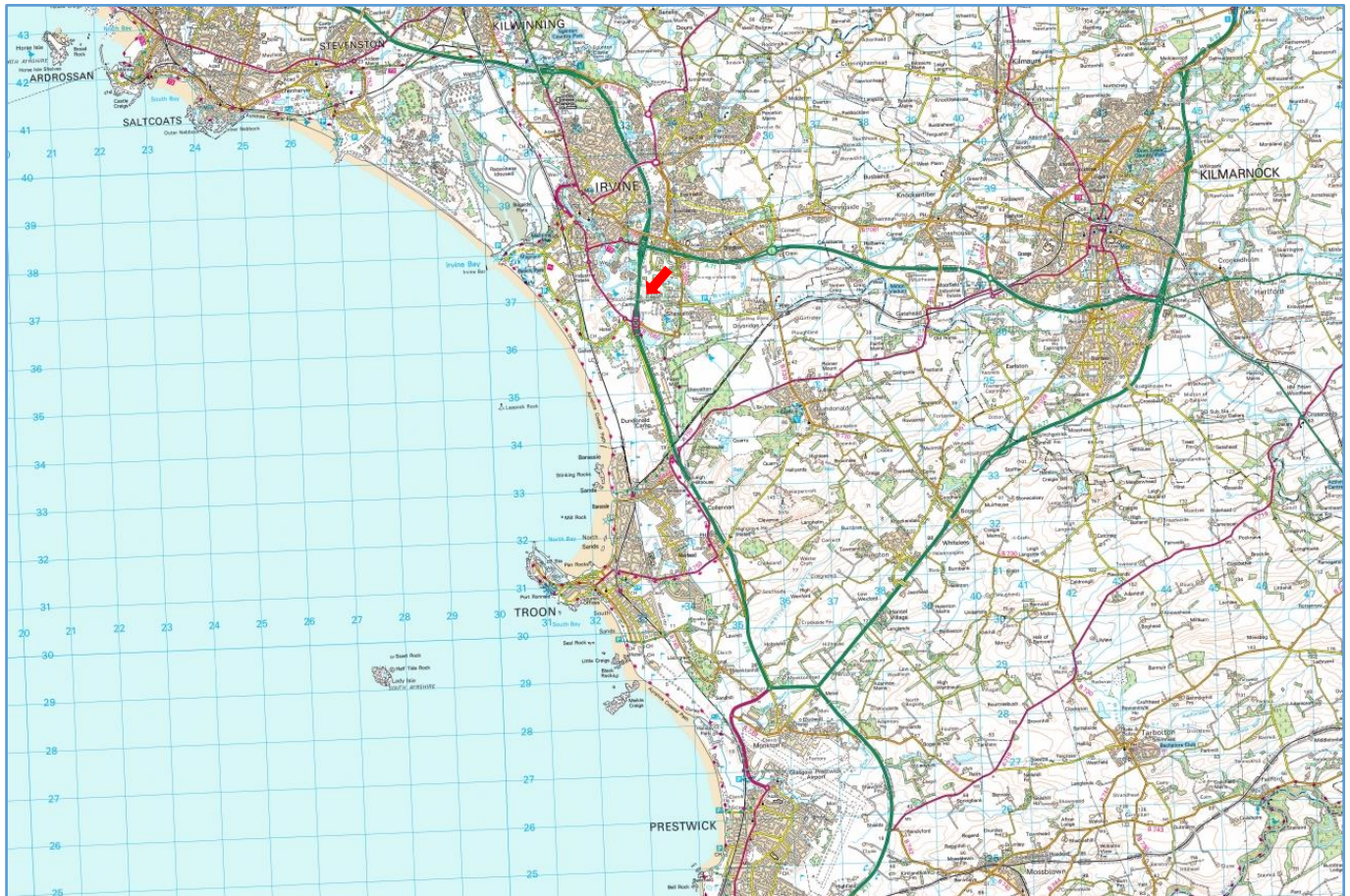
Drummond Crescent, Riverside Business Park, Irvine KA11 5AN

VAT

The vendor has opted to tax and VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser liable for any Land and Buildings Transaction Tax.



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

05/11/2018

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