

DEVELOPMENT SITE AT KILBIRNIE,  
NORTH AYRSHIRE, KA25 7LH

**DM HALL**  
CHARTERED SURVEYORS

**BAIRD  
LUMSDEN**



# Particulars of Sale

## DEVELOPMENT SITE AT KILBIRNIE, NORTH AYRSHIRE, KA25 7LH

Glasgow 23 Miles Paisley 15 Miles

Kilmarnock 18 Miles

- Established Community
- Rural Surroundings
- Easily accessed
- Services nearby

Allocated area extends to 4 Ha (9.8 Acres)

As a whole approximately 7.5 Ha (17.6 Acres)

Offers are invited

### LOCATION

Kilbirnie is a small town 18,829 of (2020) inhabitants situated in the Garnock Valley area of North Ayrshire, on the west coast of Scotland. It is around 23 miles south-west of Glasgow and approximately 15 miles from Paisley and Irvine respectively. Historically, the town's main industries were flax production and weaving before iron and steelmaking took over in the 19th and early 20th centuries. Local amenities include a health centre and well-known mini-market which is only a short walk away.

The property is also within the catchment area for the newly built secondary School, Garnock Community Campus with leisure suite and swimming pool.

Park and ride facilities at Glengarnock train station are a short drive away and a regular bus service will have you in Glasgow City Centre in under 40 minutes. The West Coast with beautiful sandy beaches is only 20 minutes' drive or a short train journey away.





## **DEVELOPMENT SITE & PLANNING STATEMENT**

The red area shown on the site plan (4 Ha 9.8 Acres) is allocated for residential development in the North Ayrshire Local Development Plan Adopted Plan CFS44- Nov 2019 (Policy 1 New Homes and Maintaining an Effective Housing Land Supply) with an indicative capacity of 100 dwellings. As part of preparing the Plan, the Council has assessed the site, and the relevant summary page is available by contacting the Selling Agent.

Prospective purchasers will note that no particular constraints are identified by the Council, other than the fact that a small watercourse passes through the land, and so flood risk will need to be considered with any planning application.

The land has no planning history, and no designations that we are aware of. The remaining land, shown on the site plan is available for sale but is not currently zoned for housing.

## **THIRD PARTY RIGHTS AND SERVITUDES**

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

## **BASIC PAYMENT SCHEME (BPS)**

There are no Basic Payment Scheme Entitlements available with this property.

## **LAND MANAGEMENT OPTIONS**

There are no Land Management Options currently in place on the land.

## **SERVICES**

Services are nearby as the site is adjacent to a housing area. Purchasers will need to make their own enquires with service providers in relation to proposed applications.

## **DIRECTIONS**

For satnav purposes the site postcode is KA25 7LH

## **SOLICITORS**

Hall Baird Solicitors  
The Old Exchange  
Castle Douglas  
DG7 1TJ



## LOCAL AUTHORITY

North Ayrshire Council  
Customer Service Centre  
Bridgegate House

Irvine

KA12 8BD

Tel: 01294 310000

Email: [contactus@north-ayrshire.gov.uk](mailto:contactus@north-ayrshire.gov.uk)

Website: <https://www.north-ayrshire.gov.uk/contact-us/general-enquiries.aspx>

## DATE OF ENTRY

Date of entry shall be by mutual agreement

## PRICE

Offers are invited for our clients heritable interest, exclusive of VAT (if applicable)

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during the transaction.

## VIEWING

By appointment with the Selling Agent Jennifer Campbell [Jennifer.campbell@dmhall.co.uk](mailto:Jennifer.campbell@dmhall.co.uk)  
07909917540. Please refer to the Scottish Government guidelines in relation to travel during the Covid-19 outbreak: <https://www.gov.scot/publications>

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill dated within 3 months) ID; or b) Copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy of ID for AML purposes. Failure to provide this information may result in an offer not being considered.







#### PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. Baird Lumsden, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of Baird Lumsden has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of Baird Lumsden, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to Baird Lumsden, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken May 2021. Particulars prepared May 2021.

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