



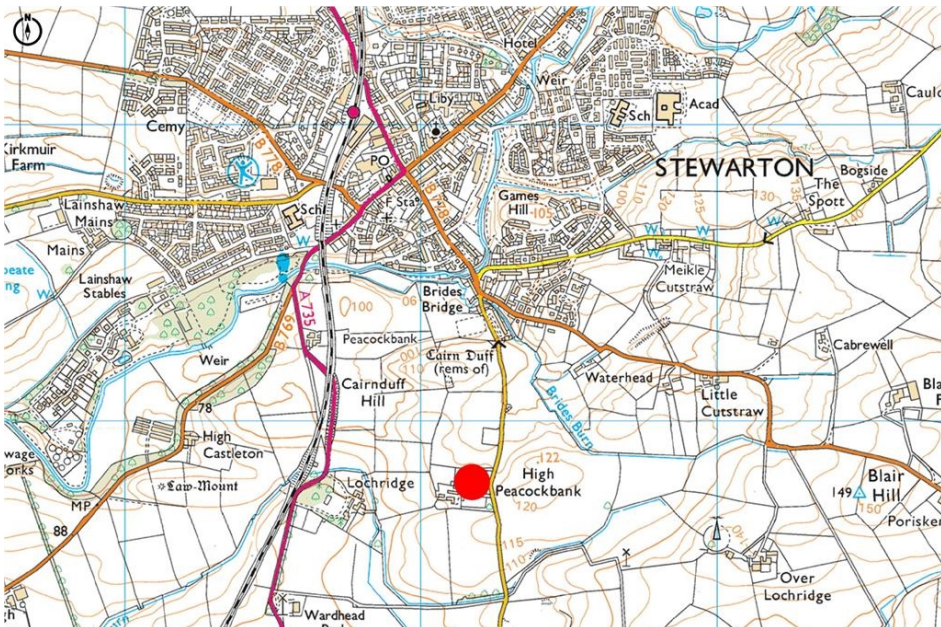
## Land at High Peacockbank, Stewarton, KA3 5JG

- Residential development opportunity
- Panoramic countryside views
- In close proximity to Stewarton town centre and public transport services
- 0.659 ha (1.63 ac)

The site comprises a brownfield site which was previously used for commercial purposes and has been vacant for approximately 10 years. It comprises a rectangular site which is predominantly concrete surfaced, bounded to the north by agricultural land, to the east by the B778, and the south and west by residential dwellings.

Access to the site is currently provided by a private access road to the south of the site. An additional access comprises a former stopped up access gateway adjoining the main adopted highway fronting the B778 and could provide a principal dedicated access to the site.





## LOCATION

Stewarton is one of the larger expanding towns in Ayrshire with a resident population of approximately 7,060 people (Census 2011) and is situated approximately 5 miles north of Kilmarnock, 10 miles east of Irvine and 2 miles south of Dunlop connected by the A735, B769 and A735 respectively.

Stewarton has full connectivity to public transport with a train station and park and ride facility in the town together with bus services passing through the town in all directions.

The site is prominently situated within a small settlement of residential properties surrounding High Peacockbank House approximately half a mile to the south of Stewarton, accessed directly from the B778 (Old Kilmarnock Road) trunk road between Stewarton to the north and Kilmarnock to the south.

## SIZE

Floor	Acres	Hectares
Site Area	1.63	0.66

## PRICE

Offers are invited for the freehold.

## TENURE

Freehold

## USE CLASS

Land

## VAT

The sale price is quoted exclusive of VAT. VAT is not currently payable upon the purchase price.

## LEGAL COSTS

Each party are to bear their own legal costs incurred with this transaction.

## To arrange a viewing contact:



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## IMPORTANT NOTICE

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