



Land at Fisher Court, Knockentiber, Kilmarnock, KA2 0DS

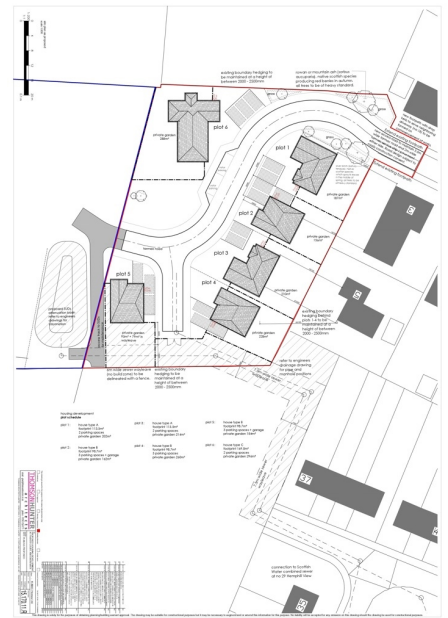
- Residential development opportunity with full planning permission
- Total Site Area: 0.928 ha (2.29 ac)

The site has full planning permission for residential development and is proposed to be developed on a phased basis, split into two equal phases.

Phase 1 has full planning permission for the erection of six detached private residential dwelling houses with access road and private garden grounds with potential for a Phase 2 extension to the original development to provide a further six detached private residential dwelling houses, subject to obtaining the necessary planning and other consents.

Full site investigation and all technical reports have been undertaken to support both phases of the development, including site investigation, mining and wildlife reports. An agreed sewerage wayleave with the adjacent land owner has been documented, which is an assignable agreement.

Architects have prepared all of the necessary drawings and have obtained full planning permission for the development of the first phase, and all of this documentation can be provided to a purchaser.



LOCATION

The site is prominently situated to the north-west periphery of Knockentiber village, accessed from Fisher Court, a small private residential development accessed from the B751 between Crosshouse to the south and Kilmaurs to the north. Knockentiber is one of the small villages surrounding Kilmarnock. Kilmarnock provides all essential goods and services to the village and is situated approximately one mile to the east of Knockentiber.

The site is bounded to the east by a private residential development and to all other elevations by agricultural with open aspects, offering uninterrupted panoramic views.

Knockentiber is well connected to the public transport network with a half hourly rail service from Kilmarnock or Kilmaurs stations directly to Glasgow and Carlisle. Kilmarnock Bus Station provides regular services to Glasgow and throughout Ayrshire is also situated within 5 minutes. Local primary and secondary schools are within 1 mile. Glasgow Prestwick Airport is 10 miles to the south while Glasgow International Airport is 25 miles to the north.

SIZE

	Acres	Hectares
Phase 1	1.13	0.459
Phase 2	1.16	0.469
Total	2.29	0.928

PRICE

On application.

PROPOSED PHASE 1 DEVELOPMENT

House Type A (Plots 1 & 3): 2 x 3-bed detached bungalows of 110 sq m

House Type B (Plots 2, 4 & 5): 3 x 4-bed detached villas with garage of 170 sq m

House Type C (Plot 6): 1 x 4-bed detached bungalow of 150 sq m

USE CLASS

Residential Development 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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KIL-2021-05-0010