

For Sale
Development Opportunity



Viewing strictly by appointment with selling agents.

 **Glebe Road, Beith KA15 1EX**

 **Allocated housing site - 8 acres**

 **Existing access point**

 **Mature trees to boundary**



Alan Gilkison



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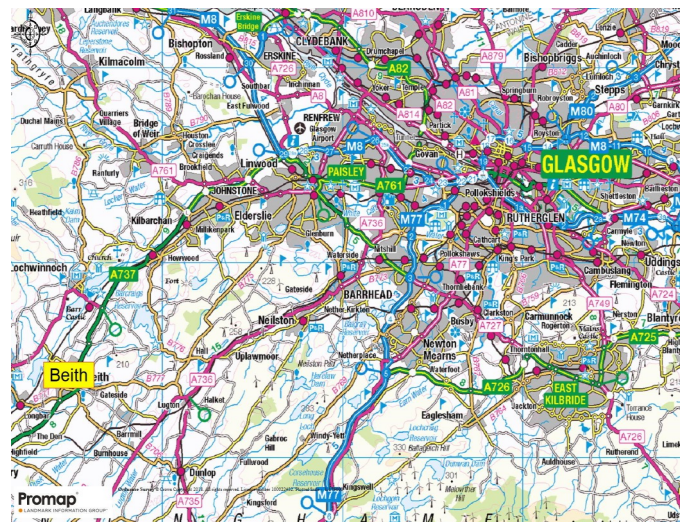
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DESCRIPTION

An opportunity to acquire an 8 acre site currently allocated for housing, within the built up area of Beith. The site slopes gently in a southerly direction and rises to the eastern boundary. There are areas of mature woodland to the perimeter of the site.

Beith Primary School sits adjacent to the eastern boundary of the subjects with Beith Bowling Club and low density private residential to the north. Four private houses have been constructed to the west of the access road and have rights of access however, title to the access resides with our client.

Beith is an important residential area within North Ayrshire on the border with Renfrewshire. It is a dormitory town with a mixture of housing types and has population of circa 7,000. Lochwinnoch is 3.8 miles to the north and Glasgow City Centre is 20 miles to the north east.



PLANNING

The site is currently allocated within the North Ayrshire Local Development Plan for housing but does not have an active consent for residential. Our client will consider offers for the subjects with planning as a suspensive condition.

SUPPORTING INFORMATION

We understand the site has not been developed in the past and is "greenfield". Our client will consider offers subject to suspensive conditions.

OFFERS

Offers are invited for our client's heritable interest. It is anticipated that bids will be at closing date and therefore interested parties should note their interest with Ryden.

VALUE ADDED TAX/LAND & BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices premiums are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

The purchaser will be responsible for any, Land & Buildings Transaction Tax, Recording Dues and Copy Extracts applicable to the transaction.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING/FURTHER INFORMATION:

Further information can be obtained by contacting:

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