



Irvine Golf Club

Irvine Royal Academy
Secondary School

Irvine Sports Club

North Ayrshire
Council HQ

Irvine Train Station

Irvine Town
Centre

Rivergate Shopping
Centre

Riverway Retail Park

LAND AT CHURCH STREET

Irvine KA12 8PG

For Sale - Residential Development Opportunity



THE OPPORTUNITY

Savills is delighted to present to the market a development opportunity with potential for a variety of uses including residential, subject to planning consent being obtained. The site comprises brownfield land which extends to 21.33 acres and is located in the popular coastal town of Irvine which benefits from a range of retail, leisure and amenity uses.

LOCATION

The site is located in the 'New Town' of Irvine within the Local Authority area of North Ayrshire. Irvine is situated on the west coast of Scotland and lies approximately 29 miles to the south west of Glasgow City Centre, 7 miles to the west of Kilmarnock and 14 miles to the north of Ayr. The Town has a population of approximately 34,000 residents, and is the largest settlement in Ayrshire.

The land available for sale is located to the west of Irvine Town Centre on the banks of the River Irvine and is accessed from Church Street, at its junction with the Victoria Roundabout. The location benefits from strong transport connections, with Irvine Train Station lying a 5 minute walk to the south of the site providing regular services to Ayr, Prestwick Airport, Glasgow and Edinburgh. Regular bus services are also available on nearby New Street, whilst access to the motorway network is via the B751 which connects to Junction 8 of the M77, lying 13 miles to the east at Fenwick.

Irvine Town Centre benefits from a wide range of amenities and leisure facilities including supermarkets, restaurants, shop and bars. Riverway Retail Park also lies immediately to the south east of the site, together with Rivergate Shopping Centre.

Ayrshire is one of the key regions in Scotland for tourism due to its association with championship golf courses, equestrian facilities, sailing, fishing and countryside pursuits which feature across Scotland's west coast and are all within a short drive from of the town.



DESCRIPTION

The land available for sale comprises a brownfield site which extends to 21.33 acres and was formerly occupied by Ayrshire Metals. Operations at the site ceased in 2004 and the site and since been cleared of all buildings and is available with vacant possession.

The site is generally level and comprises concrete hardstanding, with grass surfacing in part around the site boundaries. The north eastern boundary of the site features a sports pitch. The north of the site is bound by an area of undeveloped land and Irvine Community Sports Club. The east of the site is bound by a railway line and Boyle Street, beyond which lies a mix of commercial uses to include community churches and residential care facilities. The south of the site is bound by a residential development known as 'The Moorings' constructed by Laurel Homes, whilst the west of the site forms the banks of River Irvine and features a small mooring dock.

PLANNING

The site is covered by the North Ayrshire Council Proposed Local Development Plan 2 (LDP2) and will replace the Adopted Local Development Plan. Within the LDP2 the site is allocated as lying within the general urban area and we therefore consider the site has potential for a variety of uses including residential development, subject to planning consent. The grassed area to the north western corner of the site is allocated as 'Countryside' use.

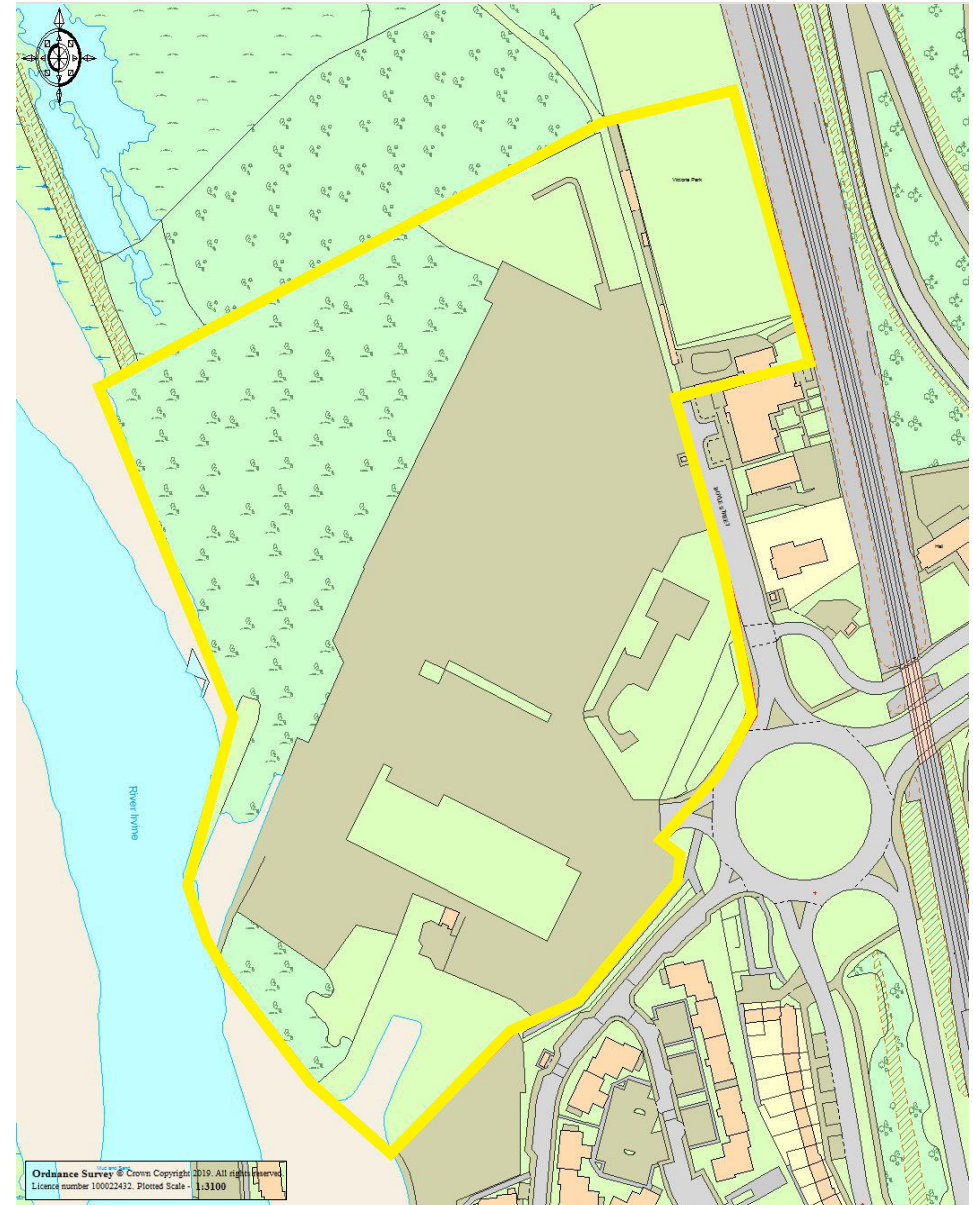
Interested parties should enter into their own discussions with North Ayrshire Planning Department in respect of any proposals for the site.

OFFERS

Offers are invited for our client's heritable interest in the site and should be submitted in a Heads of Term format to the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their formal interest with the Selling Agents at an early stage.

Whilst fully intending to sell, the sellers are not bound to accept the highest or indeed any offer.





CONTACT

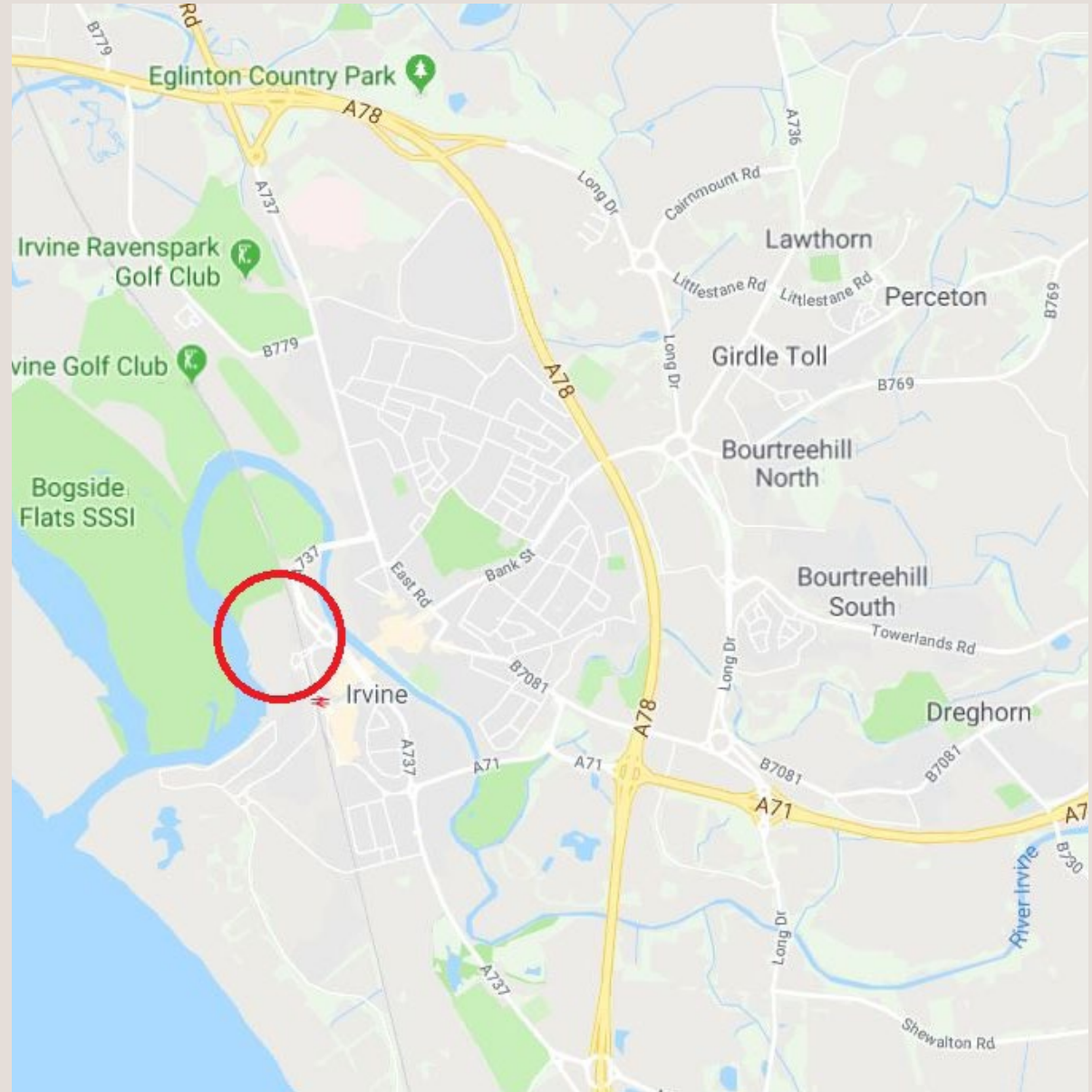
For further information please contact either of the selling agents

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