

# FOR SALE

RESIDENTIAL DEVELOPMENT LAND

- Outstanding site on edge of popular town
- Planning Permission in Principle for residential development of up to 200 units
- Major extension to Dalry
- Approximately 23.47 Ha (58.00 acres)
- Available in whole or part

**CKD Galbraith**

## LAND AT BLAIRLAND FARM

DALRY, Ayrshire KA24 4EJ





## LOCATION

Dalry is a historic conservation town located approximately 17 miles to the south west of Paisley and 9 miles to the north of Irvine. The town benefits from excellent communication links via the A737 leading to Irvine 9 miles to the south and Paisley, 17 miles to the north east, where it joins the M8 motorway leading to Glasgow and Edinburgh. Glasgow International Airport lies within a 25 minute drive and the town is shortly to benefit from a new bypass. Dalry Train Station, located immediately to the west of the subjects, provides frequent services to Glasgow Central Station (27 minutes) and Ayr (26 minutes) enabling excellent opportunity for commuters. The town benefits good local amenities including bank, supermarkets, churches and a wide range of shops. There are two primary schools and secondary schooling is in nearby Garnock Academy, Kilbirnie, which is undergoing redevelopment, and St Matthew's Academy in Saltcoats. Additional schooling is available in the wider area. Dalry is a popular and growing town with an active and thriving local community engaged in a range of activities, and has a population of circa 9,635 (2013) and a population of 51,619 within a 5 mile radius.

## DESCRIPTION

The site is located to the south east side of Dalry and extends to approximately 23.47 hectares (58.0 acres). The site is generally orientated north to south and comprises undulating farmland currently laid to grass. An indicative concept masterplan has been prepared and shows a mixture of residential housing, community areas, and public open space. The site is bounded to the north by existing housing to the west by the railway and, to east by rolling farmland. The proposed Dalry bypass will lie immediately to the east of the site with farmland beyond. The masterplan has been designed to take advantage of the southerly and westerly aspects of the site providing the potential for views over the surrounding countryside.

## PLANNING

The site is designated within the North Ayrshire Council Local Development Plan, adopted on 20 May 2014, as an Additional Housing Site with an indicative capacity of 200 units.

Planning Permission in Principle for residential development was granted by North Ayrshire Council on 3 June 2015, reference N/15/00103/PPPM, subject to a number of conditions. There is no Section 75 agreement required and full planning documentation is contained within the Technical Information Pack.

Full planning information can also be obtained by entering the planning reference in North Ayrshire Council's Planning Portal <http://www.eplanning.north-ayrshire.gov.uk/OnlinePlanning/search.do?action=simple>

For further information on planning North Ayrshire Council can be contacted at:  
Planning  
North Ayrshire Council  
Cunninghame House  
Irvine  
KA12 8EE

Tel: 01294 324319

## SERVICES

There are mains supplies of water, electricity, gas, telecommunication and drainage within close proximity of the site. It is anticipated that new supplies will be required to be brought to the site. The location of existing services is available in the technical information pack together with further information relating to potential connection points. However, any intending purchasers are advised to make their own enquiries with the relevant Utility Company/Authority.

## TECHNICAL INFORMATION PACK

A Technical Information Pack has been prepared containing detailed planning information and documentation, Concept Masterplan, Services Report, Preliminary Geo-Environmental Risk Assessment, Transport Assessment, Preliminary Ecological Assessment, Bat Survey Report, Noise and Vibration Report, Air Quality Assessment, Heritage Assessment and further information. Please contact the selling agents for further information

## METHOD OF SALE

The heritable interest in the property is offered for sale either on a phased basis or as a whole. Interested parties are advised to note interest with the selling agents in the first instance.

A closing date may be set for offers. Further details with regard to offer requirements will be circulated prior to a closing date being set. Each party will be responsible for their own legal costs incurred in this transaction. Our clients are not bound to accept the highest or indeed any offer.

## VIEWING AND FURTHER INFORMATION

Viewing is by appointment only. Any enquiries or requests for further information should be directed to the selling agents.

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## CONTACT

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