



FALCONER

PROPERTY CONSULTANTS

**DEVELOPMENT LAND
LOCHLIBO ROAD,
KILWINNING,
KA13 7RD**

FOR SALE

- LEISURE DEVELOPMENT SITE
- PLANNING PERMISSION FOR 196
STATIC CARAVANS
- APPROXIMATELY 22.7 ACRES

Viewfield
Manor
Leisure Park

LOCATION

North Ayrshire is located in the southwest of Scotland, and borders the areas of Inverclyde to the north, Renfrewshire to the northeast and East Ayrshire and South Ayrshire to the east and south respectively.

The site is in a rural setting and most amenities are drawn from nearby Kilwinning. The majority of holiday attractions can be found 7 miles to the west in the coastal towns of Saltcoats and Ardrossan.

The site is immediately adjacent to Viewfield Manor Holiday Village on the southern side of the A736 carriageway.

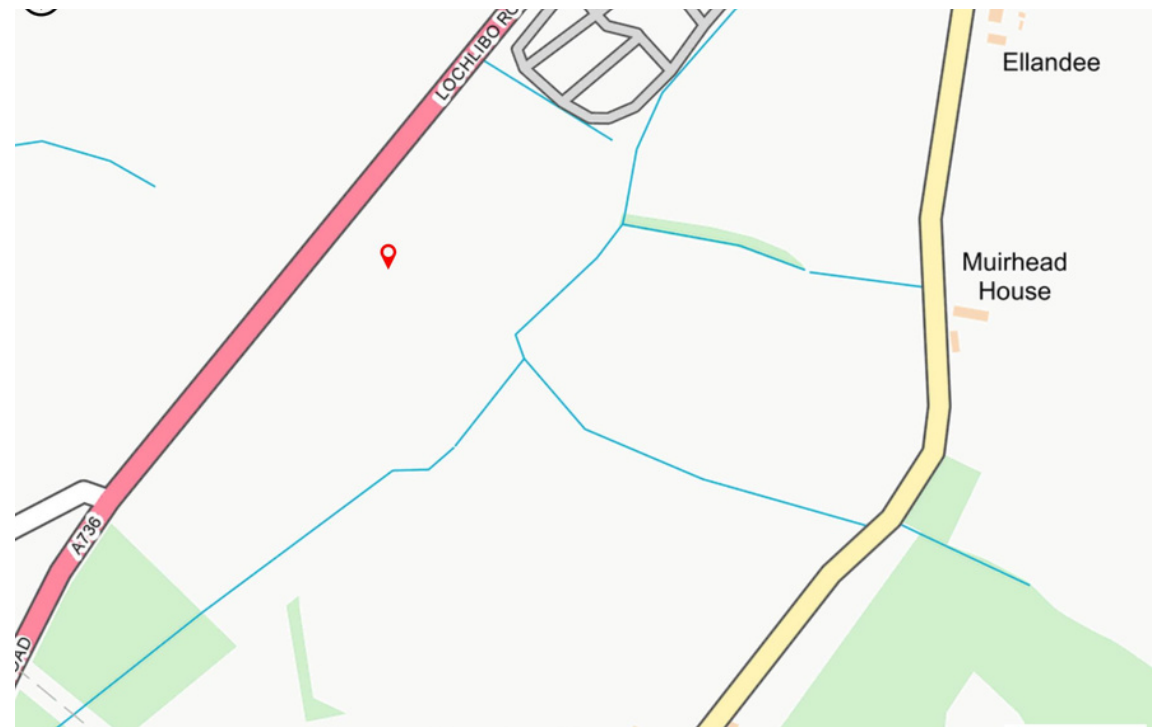
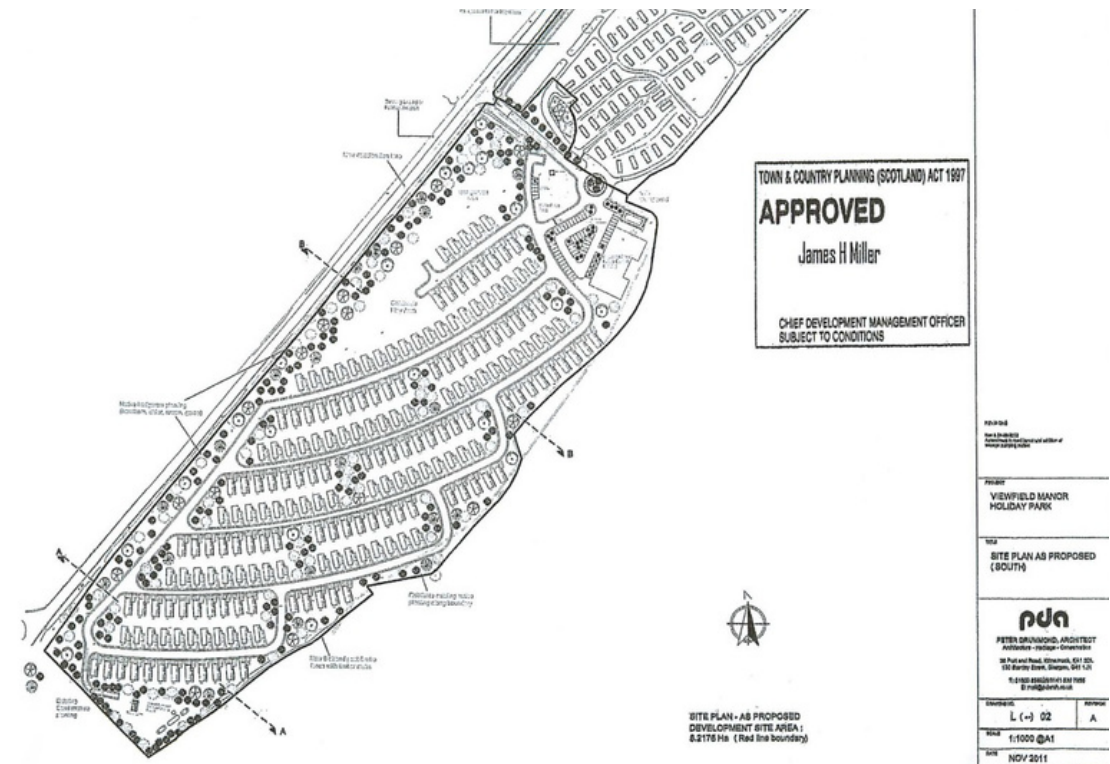
DESCRIPTION

The subjects comprise a sizeable leisure development site extending to approximately 22.7 acres. The site in general is of relatively flat topography and regularly shaped.

The site currently benefits from planning permission for 196 static caravan plots. The occupancy of any caravans is to be limited to 11 months in any 1 year and not to be used as permanent residential dwellings.

SITE AREA

From sizes provided by our client we understand the site extends to approximately 22.7 acres.



PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to North Ayrshire Council Planning Department.

PROPOSAL

Offers over £1,250,000

EPC

N/A

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

SANDY FALCONER
BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

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