

LAND AND BUILDINGS AT BLAIRLAND FARM

DALRY, AYRSHIRE, KA24 4EJ



Galbraith

DEVELOPMENT OPPORTUNITY

LAND AND BUILDINGS AT BLAIRLAND FARM, DALRY, AYRSHIRE, KA24 4EJ

Glasgow 25 miles ■ Largs 10.5 miles ■ Irvine 10 miles

- Outstanding site on edge of popular town
- Planning Permission in Principle for residential development of up to 200 units
- Farmhouse, steading and paddock extending to approx. 5.26 acres
- Development land approx. 46.28 acres (18.73 ha) in total
- Available as a whole or two lots

Galbraith

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 **OnTheMarket**



LOCATION

Dalry is a historic conservation town located approximately 25 miles to the south-west of Glasgow 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 Glasgow Airport 17 miles to the north-east, where it joins the M8 motorway leading to Glasgow and Edinburgh. The town benefits from a newly completed bypass and Dalry Train Station is located immediately to the west of the subjects and provides frequent services to Glasgow Central Station (27 minutes) and Ayr (26 minutes) enabling an excellent opportunity for commuters. The town benefits good local amenities including bank, supermarkets and a wide range of shops. There are two primary schools and secondary schooling is available at nearby Garnock Academy in Kilbirnie, which has recently been redevelopment, and St Matthew's Academy in Saltcoats. 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 5,250 (2022) 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 18.73 hectares (46.28 acres). The site is generally orientated north to south and comprises undulating farmland currently down 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 Dalry bypass lies 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.

Blairland Farmhouse, steading and paddock are centrally located within the land and comprise a 3/4 bedroom house with 1 bedroom annex extending in total to approximately 2,800 sqft (261 sq.m). The main agricultural building lies to the north of the farmhouse and extends to approximately 33,000 sq.ft (3,072 sq.m). There is a further detached shed to the west extending to approximately 2,970 sq.ft (276 sq/m). The farmhouse is in poor condition and requires total refurbishment. The agricultural buildings are also in poor condition and may require to be replaced.

PLANNING

The site is designated within the North Ayrshire Council Local Development Plan, adopted in November 2019, as a site for residential development with an indicative capacity of up to 200 houses under ref: NA1113. It should be noted that there may be scope to increase unit numbers on site, subject to obtaining the necessary consents.

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.

The planning applications were extended by variation to conditions in 2018 and 2021, under ref: 18/00328/PPM and 21/00214/PP and most recently in May 2024 under ref: N/24/00307/PP.

Full planning information can also be obtained by entering the planning reference numbers 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 AND ACCESS

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.

It is expected that a new access road will be required for any future large-scale development which will run from Blair Road on the northeastern boundary of the development land. A private access road owned by Transport Scotland runs through the land on a north-south axis and provides access to Blairland Farmhouse, steading and land. It should be noted that there is an arrangement with Transport Scotland for the grant of rights to lay services over and through the Transport Scotland access.

TECHNICAL INFORMATION AND DATA ROOM

The planning permission and associated plans together with plans showing the location of mains infrastructure, the tree survey, an access layout and a site plan are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room – please contact Galbraith for access.

METHOD OF SALE

The subjects are offered for sale as a whole or in 2 Lots.

Lot 1: Blairland Farmhouse, Steading and Paddock

Lot 2: Development Land

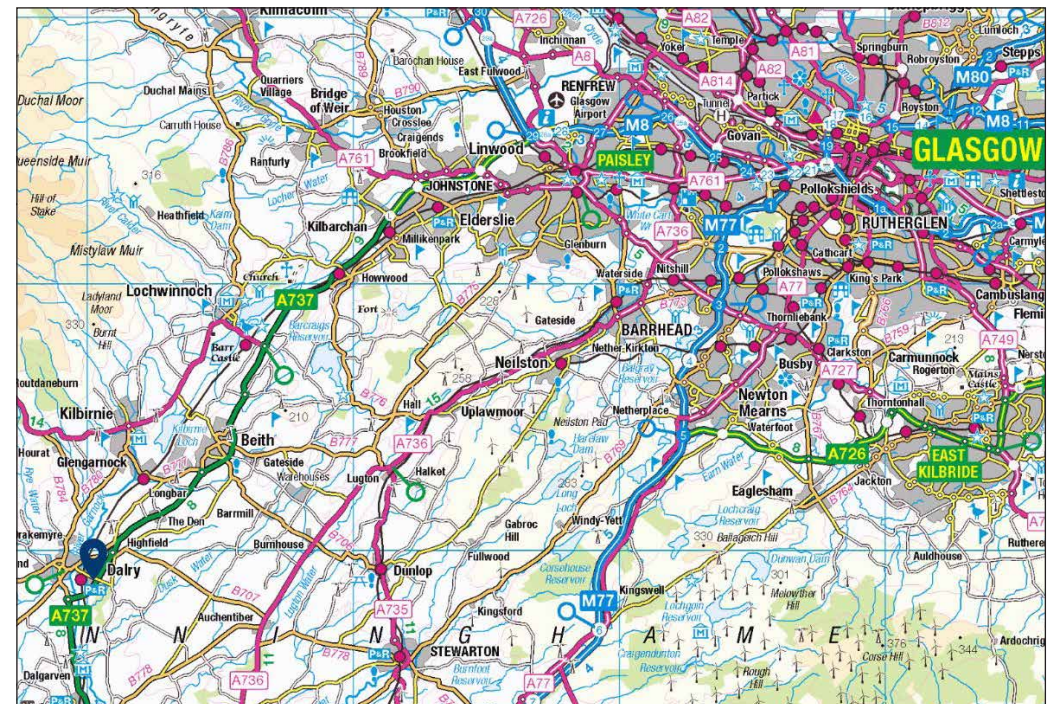
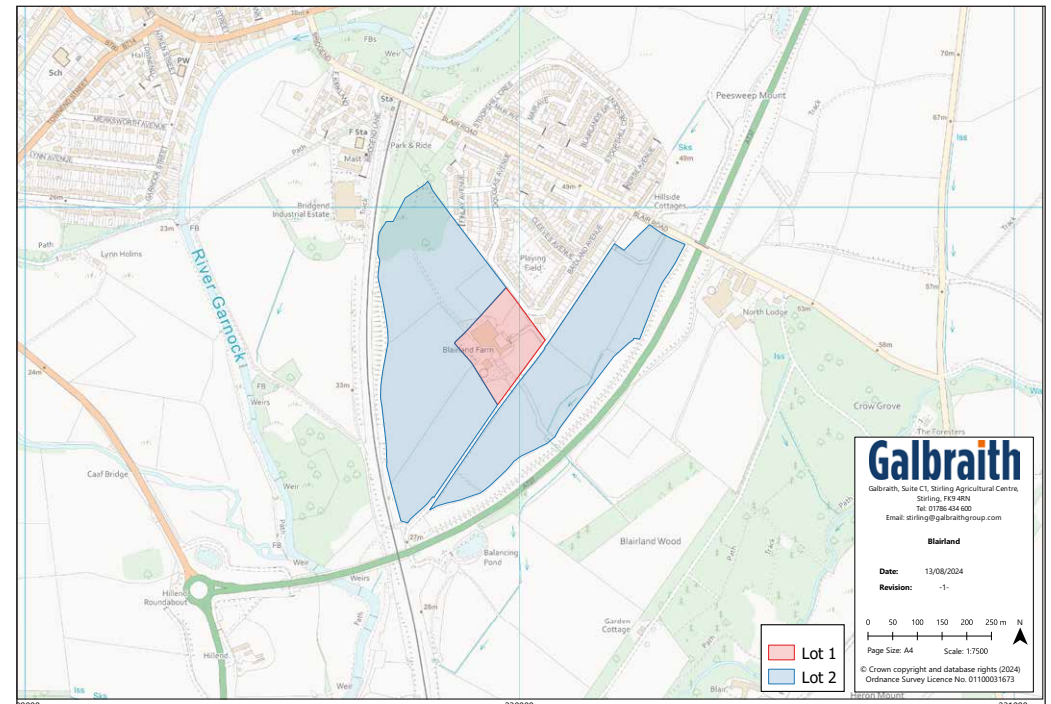
For the development land, a deposit of £25,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

VAT

Lot 1 is opted to tax with the exception of the farmhouse, together with part of the land in Lot 2. Accordingly, VAT will be payable on these elements of the sale. Please contact Galbraith for further information.



LEGAL

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

Lot 1: Blairland Farmhouse, Steading and Paddock is currently in agricultural use.

A deed of conditions will be prepared to cover the sale subjects.

Entry

To be mutually agreed.

POSTCODE

KA24 4EJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///historic.grow.calculate.

VIEWING AND FURTHER INFORMATION

The development land is open and may be viewed provided the selling agents have been notified of any intention to view.

Access to the farmhouse is limited but can be arranged on request with reasonable prior notice.

Viewing parties should take due care and necessary health and safety precautions.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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SOLICITORS

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ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Particulars prepared August 2024



Galbraith