

ALL ENQUIRIES
DEVELOPMENT AND/OR OCCUPIER OPPORTUNITIES



**Land at Rowallan Business Park,
Kilmarnock, KA3 6BQ**

- Development or occupier opportunities
- Commercial / business / neighbourhood centre
- Accessible location adjacent to A77
- High quality master planned location



LOCATION

The subjects are located within the town of Kilmarnock which is the main administrative centre of East Ayrshire council and has a resident population of approximately 46,500 persons.

The site is located to the north of Kilmarnock adjacent to the larger master planned commercial and residential developments within the Northcraig and Southcraig areas of Kilmarnock and adjacent to Rowallan Business Park. The area is one of mixed use with residential predominating to the west including ongoing new build developments. Rowallan Business Park is situated adjacent to the east.

The site is readily accessible to the A77 (M77) and within close proximity of the A71 and A76 trunk roads.



DESCRIPTION

The development land provides opportunities for commercial/business or neighbourhood centre uses, subject to planning.

The site forming part of a larger master planned mixed use development and can provide individual development plots ranging from 1 acre to 24 acres subject to planning, for bespoke development or alternatively for individual units or buildings created for occupiers upon a completed basis to meet specific occupier needs.

ACCOMMODATION

Total	24 Acres	9.71 Hectares
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PLANNING

The site is situated within the settlement boundary of Kilmarnock within an area designated for development under planning policies KK-B6(O) & KK-M6. This permits the development of business or commercial units and neighbourhood centre type development.

Direct access to the adopted highway is currently provided to the north and south of the site.



VAT

The purchase price quoted is exclusive of VAT.

VAT is not currently payable upon the purchase price and any other charges.

QUOTING PRICE

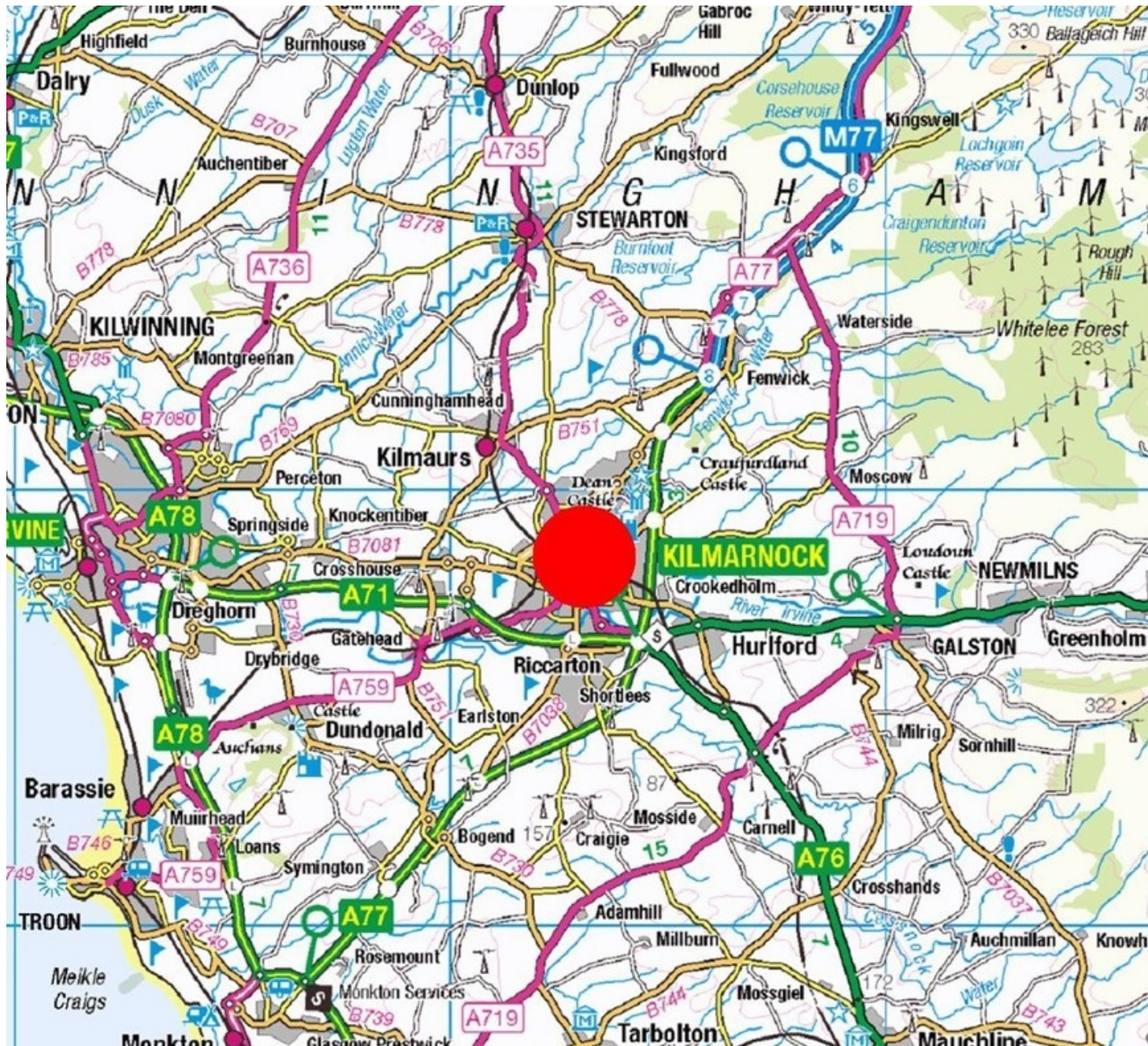
On Application

TENURE

Freehold

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the purchaser will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.



To arrange a viewing please contact:



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