



North Ayrshire Council  
Comhairle Siorrachd Air a Tuath

**MONTAGU  
EVANS**

PROPOSED NEW SCHOOL SITE

# FOR SALE

MONTGOMERIE PARK, IRVINE KA11 2FB

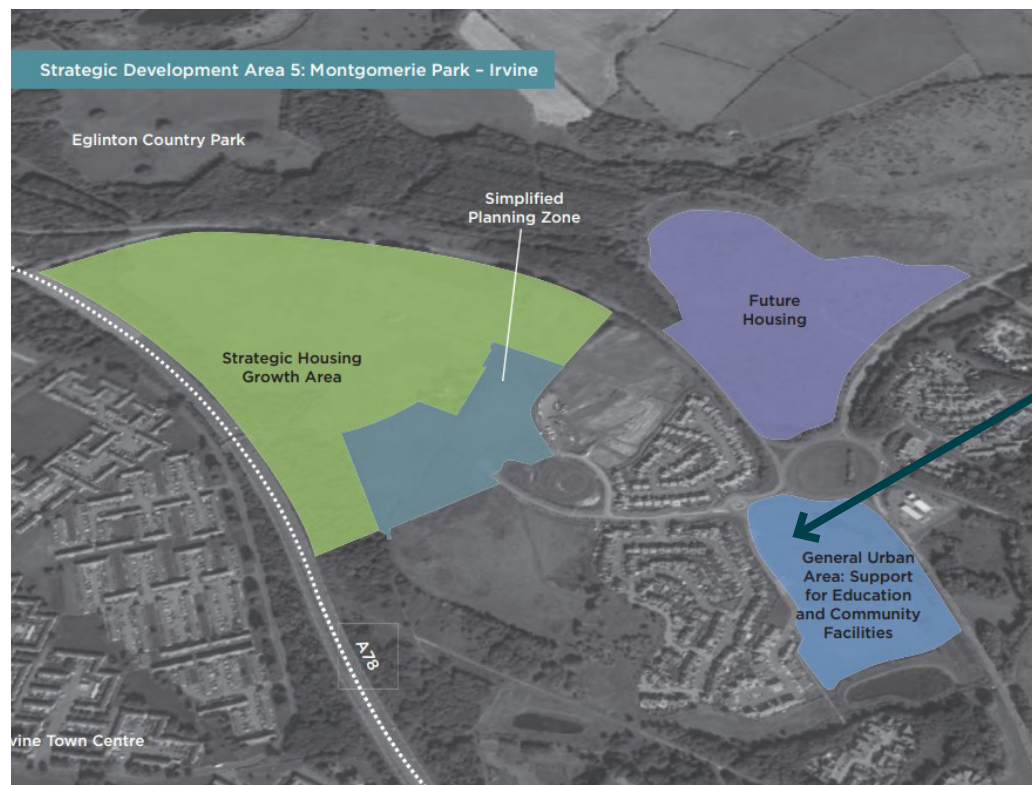
## LOCAL NEIGHBOURHOOD CENTRE

DEVELOPMENT SITE 0.95 acres (0.38 HA)

## OPPORTUNITY

The Neighbourhood Centre forms part of a wider masterplanned development at Montgomerie Park, which once completed will accommodate 1000 houses. To date, 481 houses have been built with Bellway Homes having recently started the construction of the next 146 houses. The remaining undeveloped land at Montgomerie Park is owned by the Council who have installed much of the core site infrastructure, to enable development to come forward. The remaining residential parcels are planned to come forward for development in the near future. Funding has recently been approved for the construction of a new two stream school which will be built next to the Neighbourhood Centre by August 2024.

In addition to Montgomerie Park, the Council also own land on the adjacent side of Hill Roundabout. Once Montgomerie Park is completed, the Council intend to bring the site forward for the development of an additional 300 houses. The area is shown as 'Future Housing' on the Masterplan.

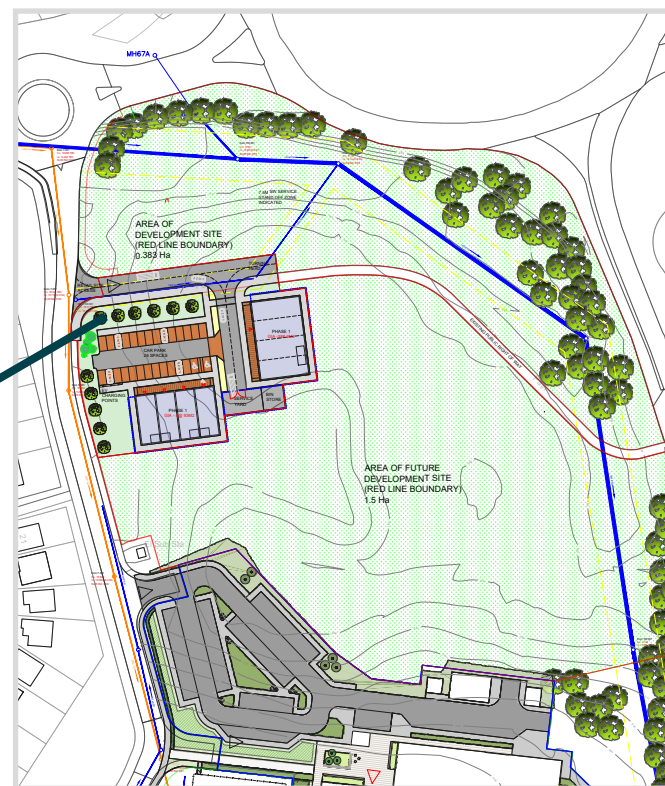


## SITE

The indicative layout provided by the Council shows landscaping being provided along the northern and western edge of the site.

Site 1 being offered to the market comprises 0.95 acres (0.38 ha), however there is flexibility to alter and extend the boundary of Site 1, subject to individual bidder requirements. An indicative layout for Site 1 has been prepared by the Council showing two 4000 sqft units, which can be sub-divided, and 26 car parking spaces. Purchasers can however choose to submit proposals for a different neighbourhood scheme. Any remaining developable land not sold to the Purchaser will be retained by the Council for future development.

Purchasers must ensure that sufficient car parking is provided in line with the Council's Planning requirements. Proposals will be subject to standard statutory approval processes.



The road access junction into the Neighbourhood Centre Area has already been installed by the Council, with the purchaser being required to install the length of road required to serve their development, along with the future development area.

The indicative layout provided by the Council shows landscaping and public space being provided along the western and north western edge of the site. The Council consider this to be important from a place making perspective and providing a buffer from the existing housing on site.

Extract from LDP2

## TECHNICAL INFORMATION

The following technical information is available to interested parties:-

- Topographical Survey
- Aerial Photographs
- Site Investigation (currently underway)
- Utility information

## EXPRESSION OF INTEREST

We are seeking expressions of interest from developers, retailers or occupiers to purchase Site 1. Parties who register interest will be provided with plans, Topographical Survey, Site Investigation and services drawings. Interested parties will also be made aware of the timescales and the process for submitting offers.

## CONTACT

Expressions of interest should be sent to:

**Amanda Bazeley**

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07342 075 592

or

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