



FOR SALE

MONTGOMERIE PARK, IRVINE, KA11 2GD – PARCELS E, F AND G

RESIDENTIAL DEVELOPMENT OPPORTUNITY

THREE PARCELS FOR SALE

TOTAL GROSS AREA 19.4 ACRES (7.85 HECTARES)



LOCATION

The site is located on the northern boundary of Irvine and within the local authority area of North Ayrshire. Irvine lies 30 miles to the south of Glasgow and enjoys an attractive seaside location with an abundance of retail and leisure facilities.

Irvine is highly accessible by both private car and public transport. Glasgow is within a 35-minute drive via the M77, and both Irvine

and Kilwinning train stations are located within close proximity to the site. Glasgow is accessible by train in 30 minutes. Prestwick Airport can be reached by car and train in 15 minutes.

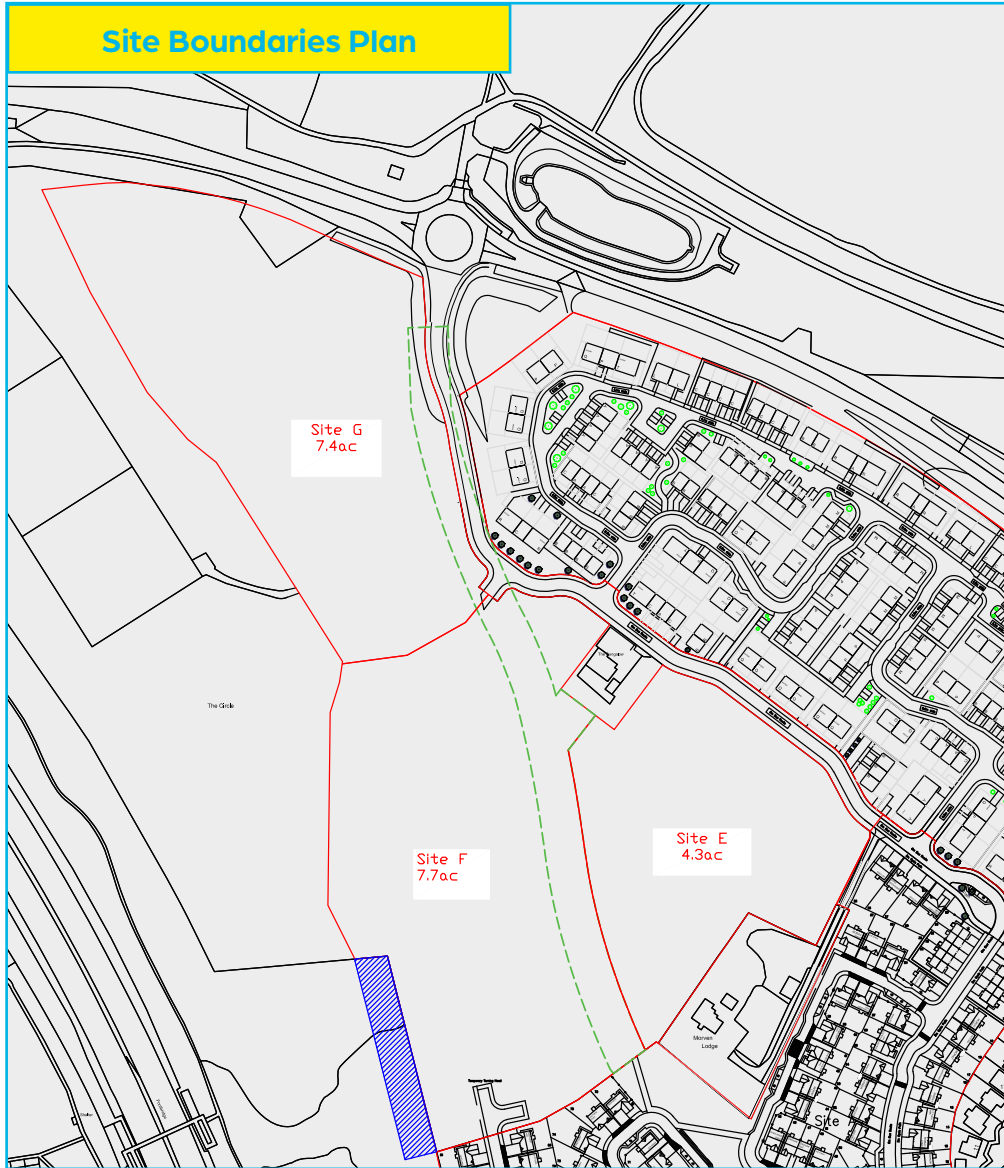
The site itself sits on the edge of the settlement boundary with an attractive outlook, adjacent to a modern housing development delivered as the earlier phases of the Montgomery Park

masterplan comprising 481 houses. Eglinton Country Park is located to the north of the site and accessible via direct footpaths.

Once completed, the Montgomery Park development will feature 950 homes, a primary school and local convenience store. Construction of the primary school has commenced on site and is expected to be completed for the start of the 2024 academic year.

North Ayrshire Council have recently unveiled plans to develop affordable housing at the site. This development proposes to create circa 190 new homes, meeting an array of different needs, and is currently subject to public consultation. In addition, Bellway Homes purchased two development parcels at Montgomery Park with planning approved for 146 new homes and construction having commenced early 2022.

Site Boundaries Plan



THE SITES

The whole Sale Site (E, F & G) extends to 19.4 acres (7.85 hectares). The exact individual site boundaries are available from the information included within the technical pack, with the individual sizes for each site undernoted: –

Site E – The Site extends to 4.3 acres and slopes gradually from the south to the north. It is estimated that this Site can accommodate in the region of 50 units.

Access and frontage for the Site will be available from the proposed new estate road being installed by North Ayrshire Council. A further road connection will be required between Sites E and F. The purchaser of Site E will be required to provide further services as detailed within the AECOM drawing pack and AECOM's Infrastructure Summary Report.

Site E is adjoined by two existing residential properties, Eglinton Mains Bungalow and Morven Lodge. The purchaser of Site E will require to consider any servitudes and burdens contained in the title to both properties.

Site F – The Site extends to 7.7 acres and slopes down from the southeastern corner to the western boundary. It is estimated that this site can accommodate in the region of 60 units.

Access into the Site will be available from the shared junction, off the proposed new estate road. The junction will be shared with the adjoining Site G. A further road connection is required between Site F and Site E to the east and the Bellway development to the south. Bellway will be forming a temporary turning head within Site F until a road connection is established.

Site F includes the Deed of Conditions area which developers must take cognisance of within their bids. Further details are included overleaf.

North Ayrshire Council own the land to the west of the development Site. With appropriate permissions put in place, the Council is agreeable to the purchaser of Site F using land outwith the boundary of Site F, as shown by the area hatched blue on the 'Site Boundaries Plan', for earthworks re-grading. However, the developer must ensure that the footpath connections in the adjoining area are retained.

Site G – The Site extends to 7.4 acres and slopes down from the southeastern corner to the western boundary. It is estimated that this site can accommodate in the region of 80 units.

Access into the Site will be available from the shared junction, off the proposed new estate road. The junction will be shared with the adjoining Site F.

Site G includes the Deed of Conditions area which developers must take cognisance of within their bids. Further details are included overleaf.

ACCESS ROAD

North Ayrshire Council propose to construct a new northern access road between the roundabout at Long Drive and the Bellway development. The implementation of this access road is considered greatly beneficial as this will further improve the connectivity of the full development to the local area and beyond whilst also providing a means of access to all three sites. Prospective purchasers of any of the three sites must factor in completion of access to site boundaries ahead of purchase completion.

Ground Consolidation works are being undertaken by the Council as part of the new council housing development on Sites C and D and these will extend to the ground beneath the new proposed access road. The consolidation works are anticipated to start in early 2024 with completion by summer 2024. Thereafter, the estate road will be constructed to base course level, with final surfacing constructed at the end of Sites C and D build programme. Timings for the road completion and details of the RCC will be made available to the preferred purchaser once finalised by the Council.

DEED OF CONDITIONS AREA

The whole Montgomerie Park development is affected by a Deed of Conditions by North Ayrshire Council which includes provisions on common ground. Sites F and G contain an area of this common ground which relates to the historic spine road that was planned through the Montgomerie Park Development. The area relating to the Deed of Conditions is shown with a green broken line on the North Ayrshire Council 'Site Boundaries Plan'. This area should be kept free from housing plots however, roads, footpaths and open spaces can be constructed within this zone.

TECHNICAL INFORMATION

North Ayrshire Council commissioned a number of technical surveys for the sites. A package of technical information can be made available to interested parties including the following information: –

- Topographical Survey
- AECOM Ground Conditions Summary
- Package of technical drawings from AECOM
- Constraints Plan
- AECOM Infrastructure Summary Report
- AECOM Montgomerie Park Drainage Strategy Report
- Historic Mineral Information
- Masterplan Guidance Document
- Standard Abnormal Costs Definitions

OFFERS

Offers are invited in respect of a purchase of Site E, F and/or G; with the opportunity to purchase all three sites together or individually. Prospective purchasers should register interest with Montagu Evans. A closing date will be set and issued to interested parties.

Offers can be submitted in standard Heads of Terms format and should be accompanied by a site layout plan. Prospective purchasers are required to provide their headline gross price for the site(s), along with their net price including a detailed breakdown of abnormal costs they have assumed to arrive at their net price, together with supporting technical drawings for review. A schedule of Standard Abnormal Costs definitions has been included in the pack of information which will be provided to interested parties. Prospective purchasers must take account of these definitions when preparing their bid.



Bidders should take full cognisance within their offers of the technical reports provided, including AECOM's overall Montgomerie Park Drainage Strategy.

TITLE

The Site is owned (i.e., heritable/freehold) by North Ayrshire Council. The Site will be sold with vacant possession. A copy of the title will be made available to interested parties.

VIEWING

Viewings can be arranged by contacting Montagu Evans directly.

CONTACT

For further information, please contact:

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