

# FOR SALE

DEVELOPMENT  
OPPORTUNITY

Estates Section - Property Management & Design

North Ayrshire Council, Cunninghame House, Irvine KA12 8EE

[www.north-ayrshire.gov.uk](http://www.north-ayrshire.gov.uk)



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath



## Development Site Between 16 & 18 Beech Avenue BEITH

Ref:- G2303948

Offers around £40,000 are invited

For further information or to arrange a viewing

**Please contact us: ☎ 01294 324888**

### Location and Description

The site is located close to Beith town centre within an area of largely two storey local authority housing. Beith is bypassed by the A737 trunk road linking Glasgow and Irvine and hence offers a range of commuting opportunities.

### Site

The site extends to 735 m<sup>2</sup> or thereby, is rectangular in shape, largely level and is currently grassed. It is bounded to the rear by hedging, to either side by the fences of adjoining houses and by Beech Avenue to the front.

These particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form part of any contract which may be entered into. North Ayrshire Council does not bind itself to accept the highest rate or offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.

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☎ 01294 324888

[landandproperty@north-ayrshire.gov.uk](mailto:landandproperty@north-ayrshire.gov.uk)



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## Services

It is assumed that there are mains supplies of water, gas and electricity in close proximity to the site.

## Planning

The subjects are situated within an established residential area of Beith. Development of the site with two semi-detached houses is considered appropriate, subject to assessment of a full planning application. Any residential development should take cognisance of the Council's Neighbourhood Design Guidance and Designing Street to ensure any new development compliments the existing area and reflects local context.

## Viewing

The site is open and can be viewed at any time.

## VAT

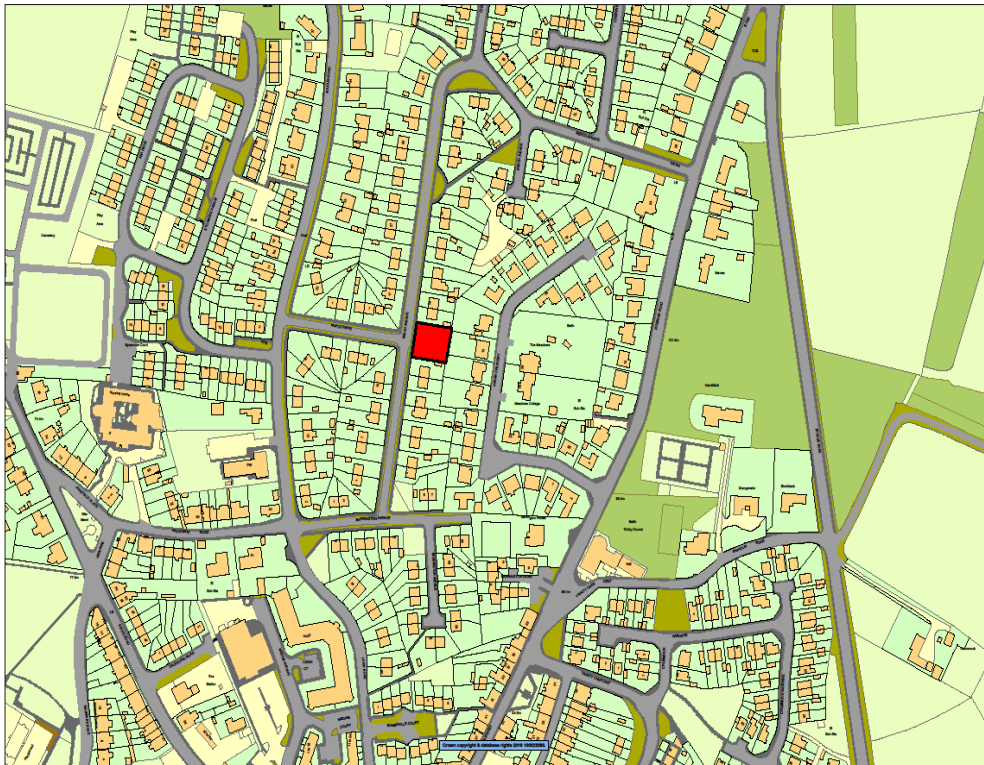
The property is not registered for VAT.

## Tenure

The subjects are held on Heritable Proprietorship tenure, the Scottish equivalent to English Freehold tenure. There are no burdens in the title which would affect the development of the site.

## Legal Costs

It is standard Council practice that the successful purchaser is liable for the Council's Legal and Estates fees and expenses calculated at 1.5% of the purchase price subject to a minimum of £2,500. Fees must be paid by the purchaser on or prior to any date of entry agreed between the purchaser and North Ayrshire Council.



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