FOR SALE
DEVELOPMENT OPPORTUNITY

Development Site
Between 16 & 18 Beech Avenue
BEITH

Ref:- G2303948
Offers around £40,000 are invited

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 m² 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.

For further information or to arrange a viewing
Please contact us: ☏ 01294 324888

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.
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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