

For Sale:

Building Plot

Fixed Price £115,000

Plot 4, 31
Berry Drive
Irvine
KA12 0LY

For more information contact:

01294 44 67 88
irvine@donaldross.co.uk

www.donaldross.co.uk

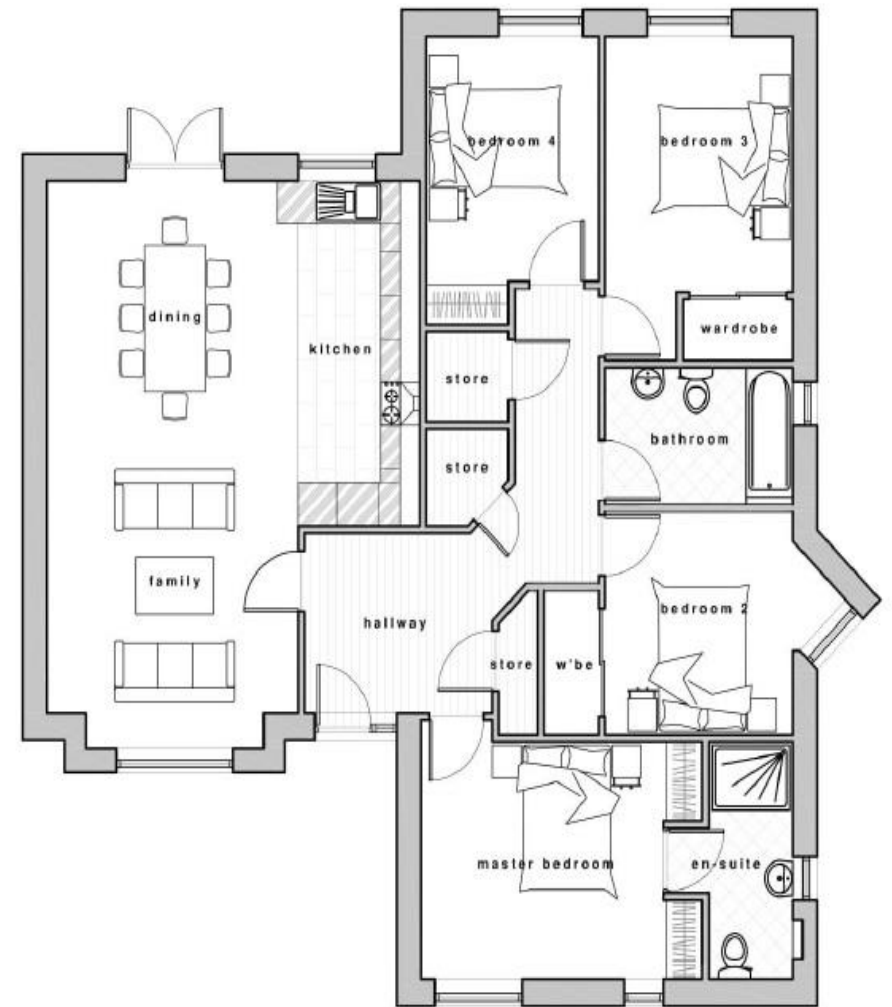


HOUSE TYPE 2

BERRY DRIVE / IRVINE

4 BED DETACHED BUNGALOW

TOTAL AREA 139.54sq.m



GROUND FLOOR

Plot 4, 31, Berry Drive, Irvine, KA12 0LY

A unique opportunity to purchase a building plot with outline development planning permission to construct either a detached bungalow or detached villa located within one of Irvine's very best residential locations.

- Plot Size 751m2
- 16.7 Meter Frontage
- Services Include
 - Mains Gas
 - Electricity
 - Mains Water
 - Mains Sewerage
- Design & Build Pack available
- Land & Buildings Tax exempt
- Highly sought after location

About this Property...

Have you ever dreamed of building your own home? Donald Ross Residential are delighted to present to the market this unique opportunity to purchase a fully serviced building plot with outline development planning permission which allows scope for a wide range of potential house types from a detached bungalow to a detached villa formed over two levels. Each fully serviced plot is an extremely good size and will allow for larger house types and still retain generous garden grounds. Building your own home is extremely tax efficient as there is no land and buildings transaction tax (lbtt) and you can claim the vat back on building materials and labour. We have illustrated two house types which could be suitable on these plots but the final design and build will be completely at the purchaser's discretion, subject to obtaining full planning permission. We have enlisted the services of Thomson Hunter Architects who will be delighted to assist in the design of your new home, they can also recommend trusted local contractors for the build. Berry Drive is located within one of Irvine's very best locations and is within close proximity of the town centre and amenities. Demand for building plots is extremely high therefore early viewing is highly recommended. Please note; The vendor of this property is a connected person to Donald Ross Estate Agents.

Council Tax
Band

Viewing
Is by appointment only which can be arranged by contacting us on:

Tel: 01294 44 67 88
Email: irvine@donaldross.co.uk

Mon to Fri: 9am – 5:30pm
Sat: 10am – 5pm
Sun: 1pm – 5pm

Fixed Price £115,000

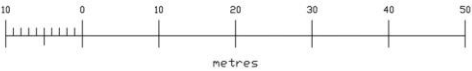
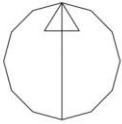


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SITE PLAN
 SCALE 1/500

rev	date	description	name
<input checked="" type="checkbox"/>		provisional	
<input type="checkbox"/>		planning	
<input type="checkbox"/>		warrant	
<input type="checkbox"/>		builder	
<input type="checkbox"/>		operation	



post@thomsonhunter.co.uk | 01563 524171

proposed residential development

berry drive
 irvine

mr f. stewart

site plan
 as proposed

drawn: at | scale: 1/500 @ A2 | date: 18.01.22

21.256.SK1



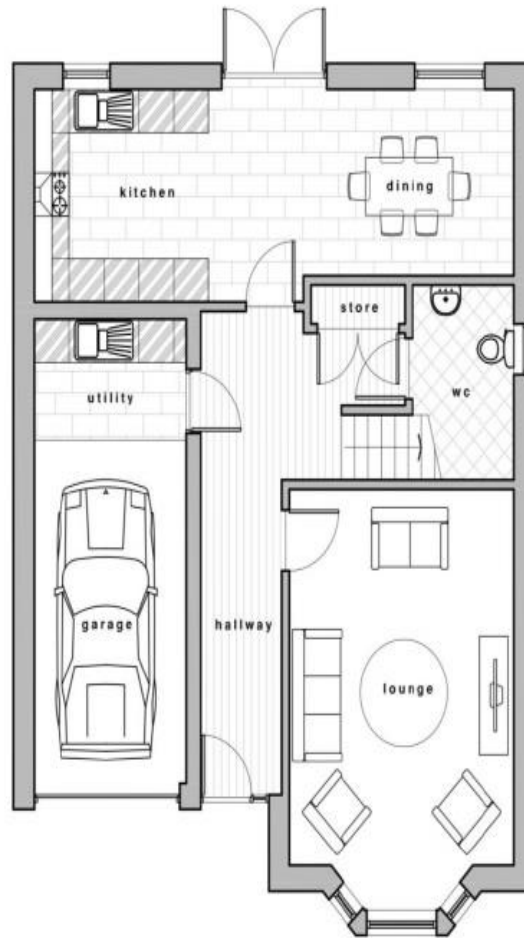
HOUSE TYPE 1

BERRY DRIVE / IRVINE

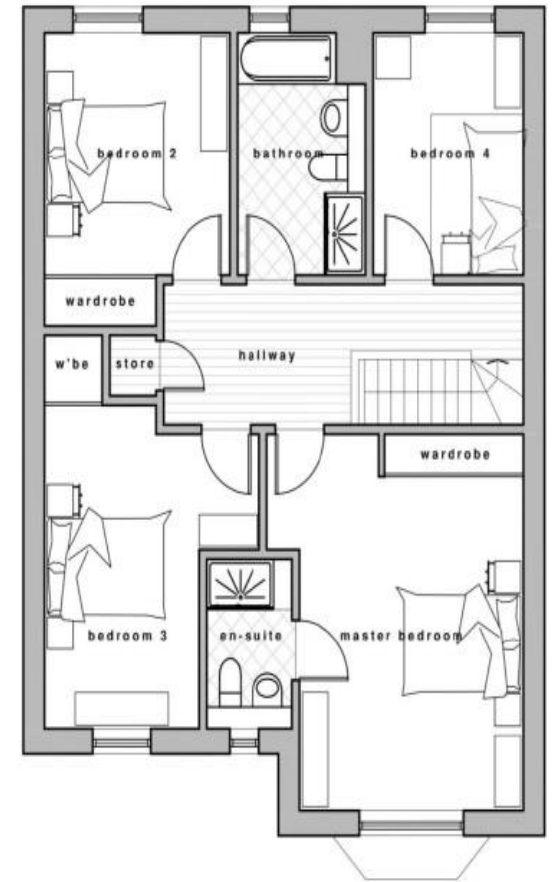
4 BED DETACHED VILLA

TOTAL AREA 180sq.m

+ (17sq.m garage)



GROUND FLOOR



FIRST FLOOR



PLOT FIVE
726M2

PLOT FOUR
751M2

PLOT THREE
694M2

BERRY DRIVE

15000

16728

17000

15000

13828

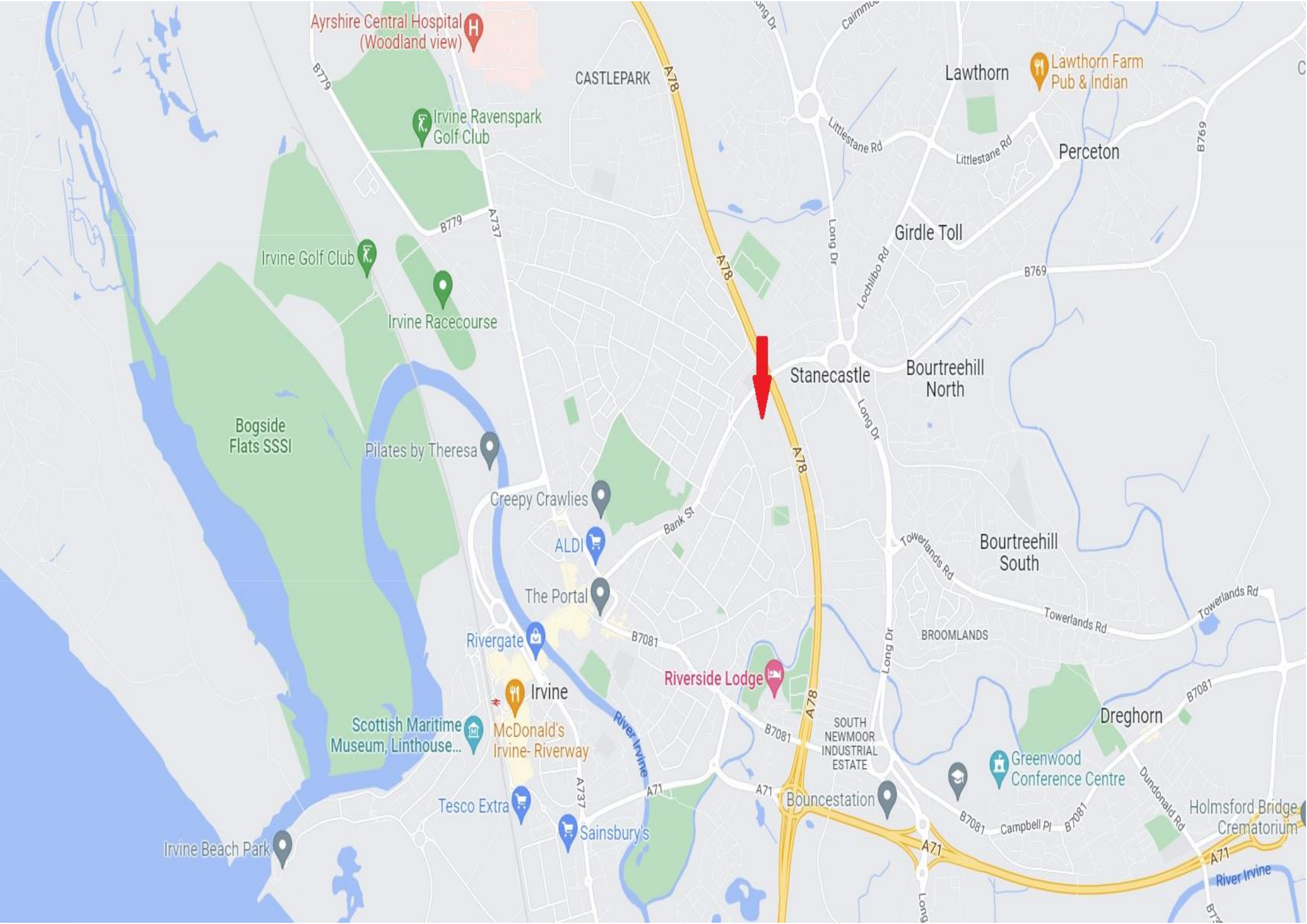
17000











Ayrshire Central Hospital (Woodland view)

CASTLEPARK

Lawthorn

Lawthorn Farm Pub & Indian

Irvine Ravenspark Golf Club

Perceaton

Irvine Golf Club

Irvine Racecourse

Girdle Toll

Bogside Flats SSSI

Pilates by Theresa

Stanecastle

Bourtreesill North

Creepy Crawlies

ALDI

Bourtreesill South

The Portal

Rivergate

BROOMLANDS

Irvine

Riverside Lodge

Scottish Maritime Museum, Linthouse...

McDonald's Irvine-Riverway

SOUTH NEWMOOR INDUSTRIAL ESTATE

Tesco Extra

Sainsbury's

Bouncestation

Greenwood Conference Centre

Irvine Beach Park

Holmsford Bridge Crematorium

Dreghorn

A71

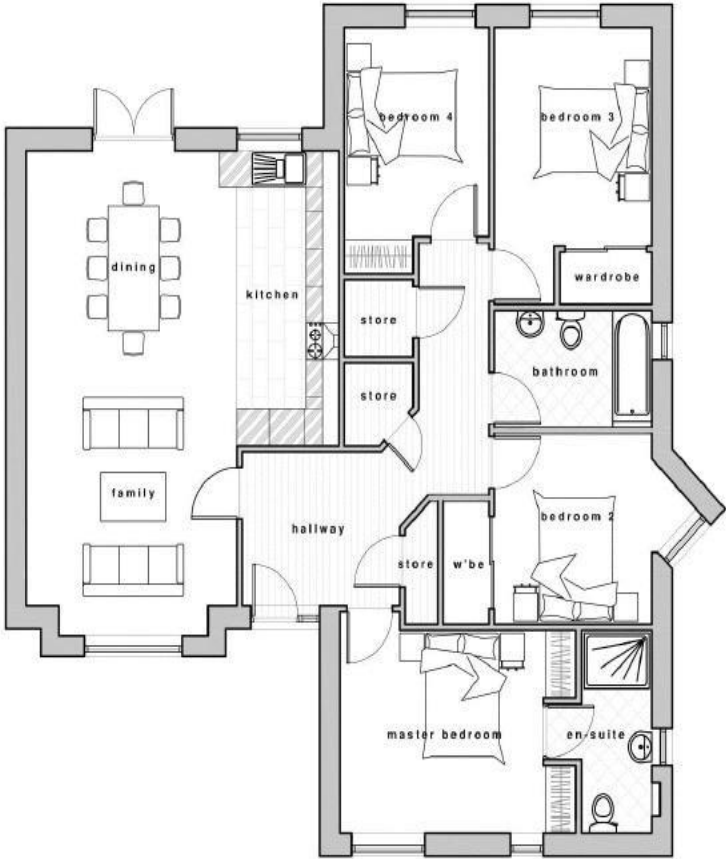
A71

River Irvine

Gross Internal Floor Size 0 m²

HOUSE TYPE 2
BERRY DRIVE / IRVINE

4 BED DETACHED BUNGALOW
TOTAL AREA 139.54sq.m



GROUND FLOOR

Donald Ross Residential, unlike most estate agents who are part of a franchise group or PLC, are privately owned and completely independent. Independence allows us to offer our clients a genuinely personal service geared solely towards the very best advice and assistance when selling your home. Donald Ross Residential was formed in 1985 and is one of Ayrshire's longest established estate agents. With a highly qualified and experienced team, Donald Ross Residential is the Estate Agent of choice when you are considering buying or selling your home. Donald Ross Residential is proud to be members of The Property Ombudsman for Estate Agents.

We have done everything possible to ensure that the details included in this property schedule were correct at the time of going to print. Donald Ross will not be held liable for errors or omissions in this property schedule. We recommend that all home buyers view the home report before committing to purchase a property. ©2009 Donald Ross. All rights reserved.



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