

For Sale:

Building Plot

Fixed Price £115,000

Plot 5, 32
Berry Drive
Irvine
KA12 0LY

For more information contact:

01294 44 67 88
irvine@donaldross.co.uk

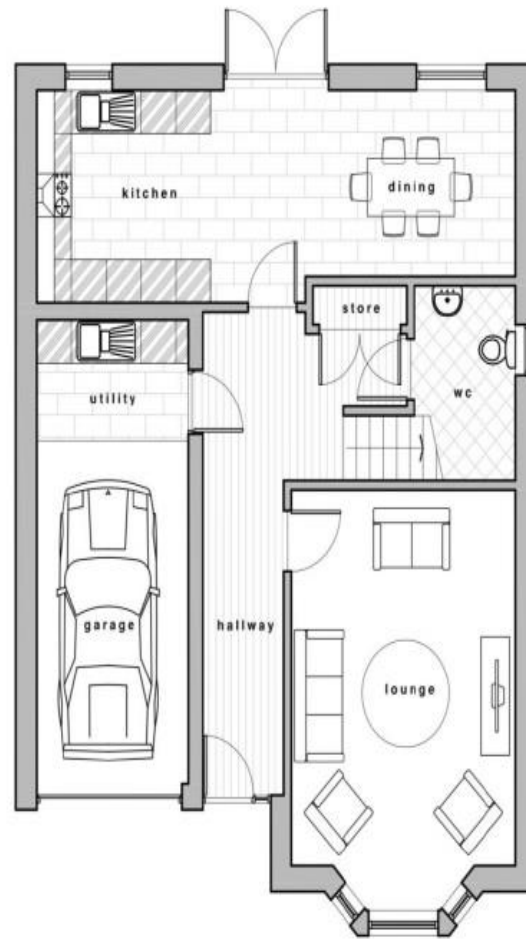
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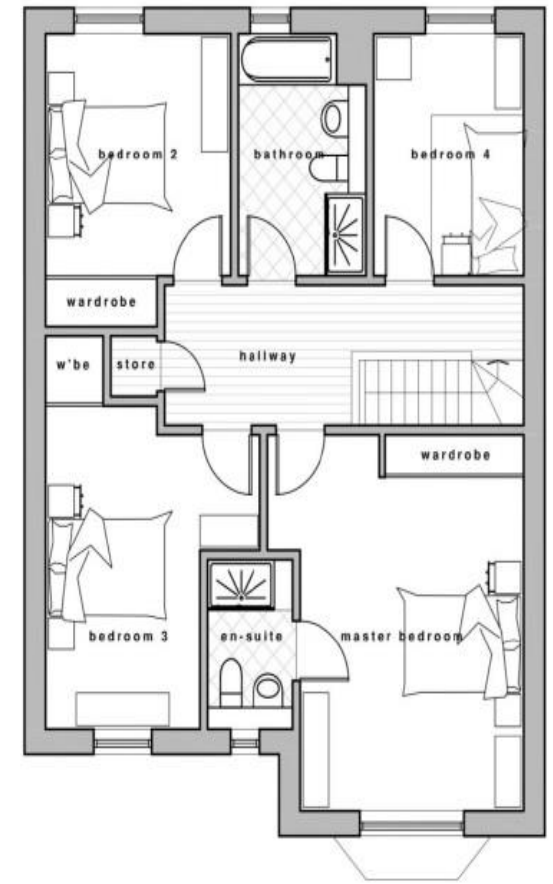
HOUSE TYPE 1

BERRY DRIVE / IRVINE

4 BED DETACHED VILLA
TOTAL AREA 180sq.m
+ (17sq.m garage)



GROUND FLOOR



FIRST FLOOR

Plot 5, 32, 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 726m2
- 15 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

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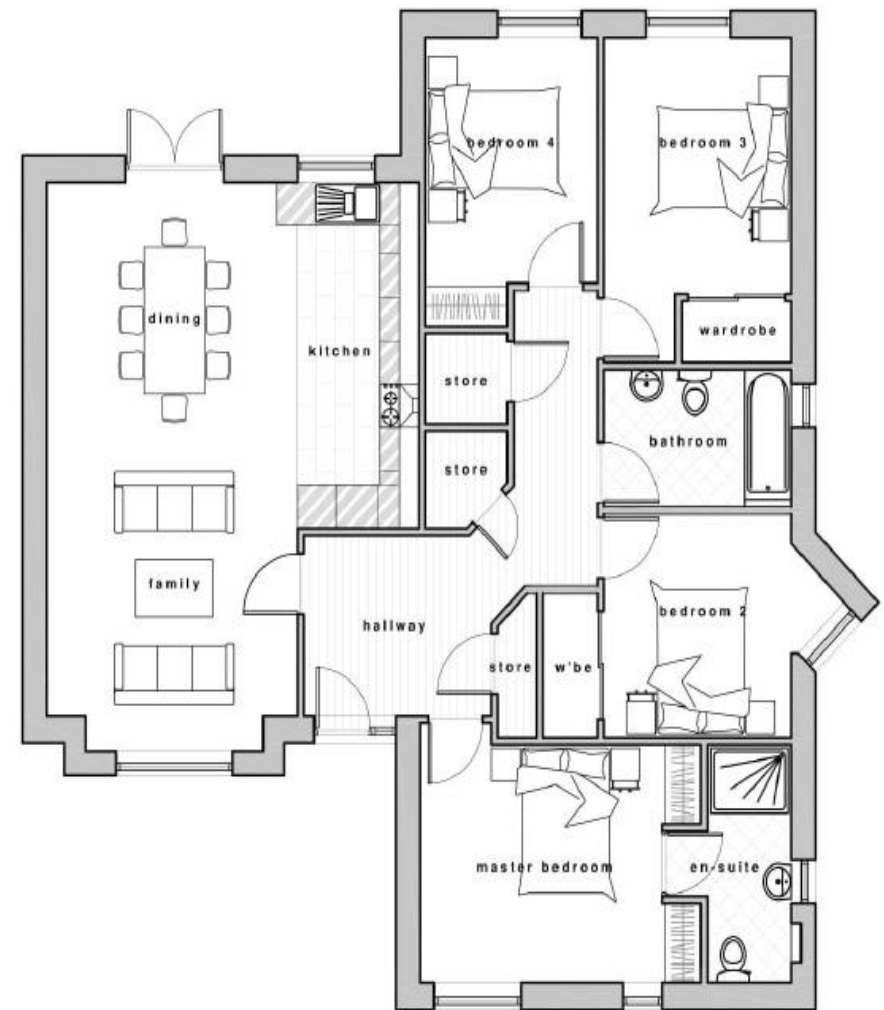


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HOUSE TYPE 2

BERRY DRIVE / IRVINE

4 BED DETACHED BUNGALOW
TOTAL AREA 139.54sq.m



GROUND FLOOR



SITE PLAN
SCALE 1/500

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Ukmapcentre.com

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rev	date	description	name
1		proposed	

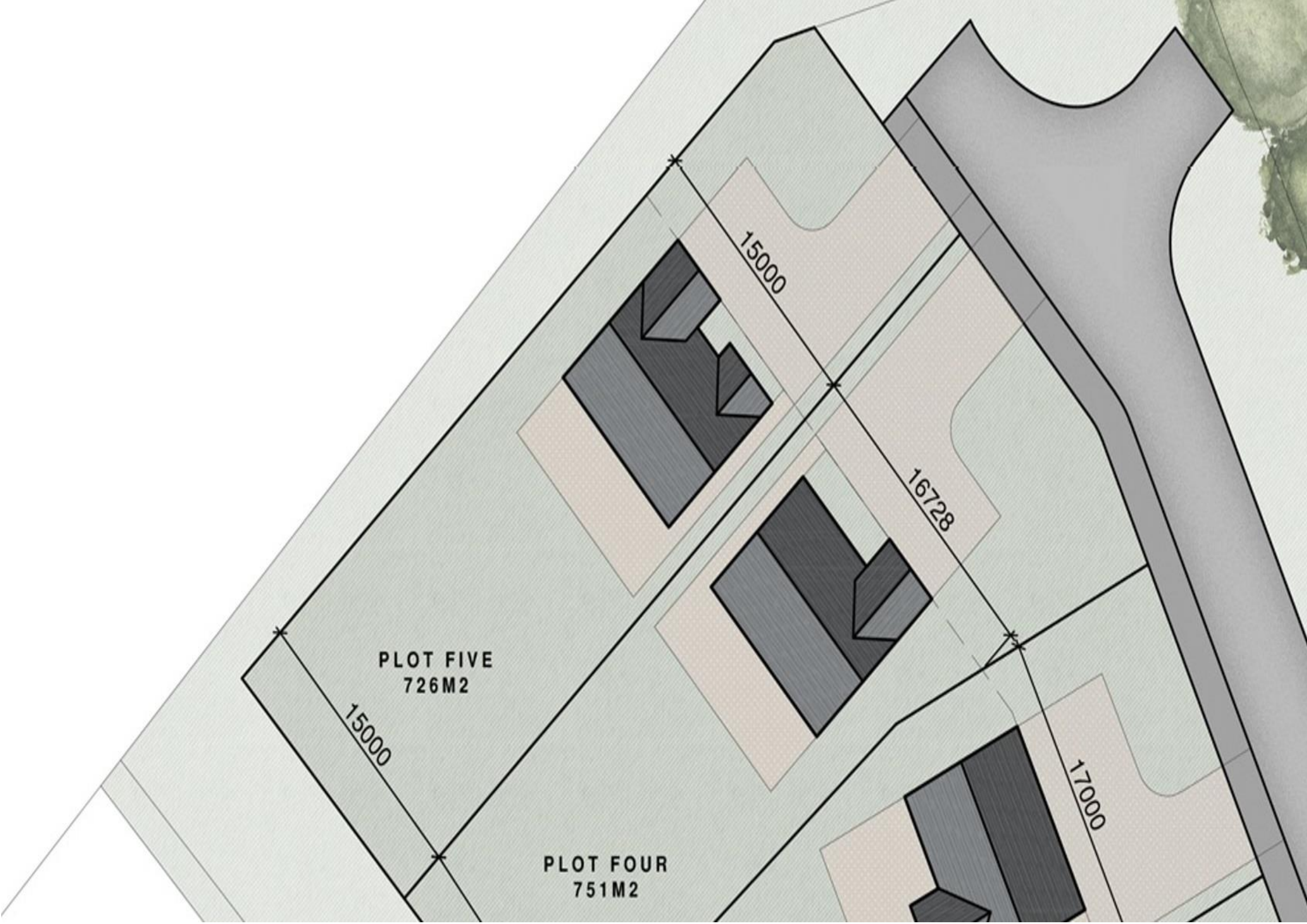


post@thomsonhunter.co.uk | 01563 524171

proposed residential development
 berry drive
 Irvine
 mr f. Stewart

site plan
 as proposed
 drawn: el scale: 1:500 @ A2 date: 18.01.22

21.256.SK1



PLOT FIVE
726M²

PLOT FOUR
751M²

15000

16728

15000

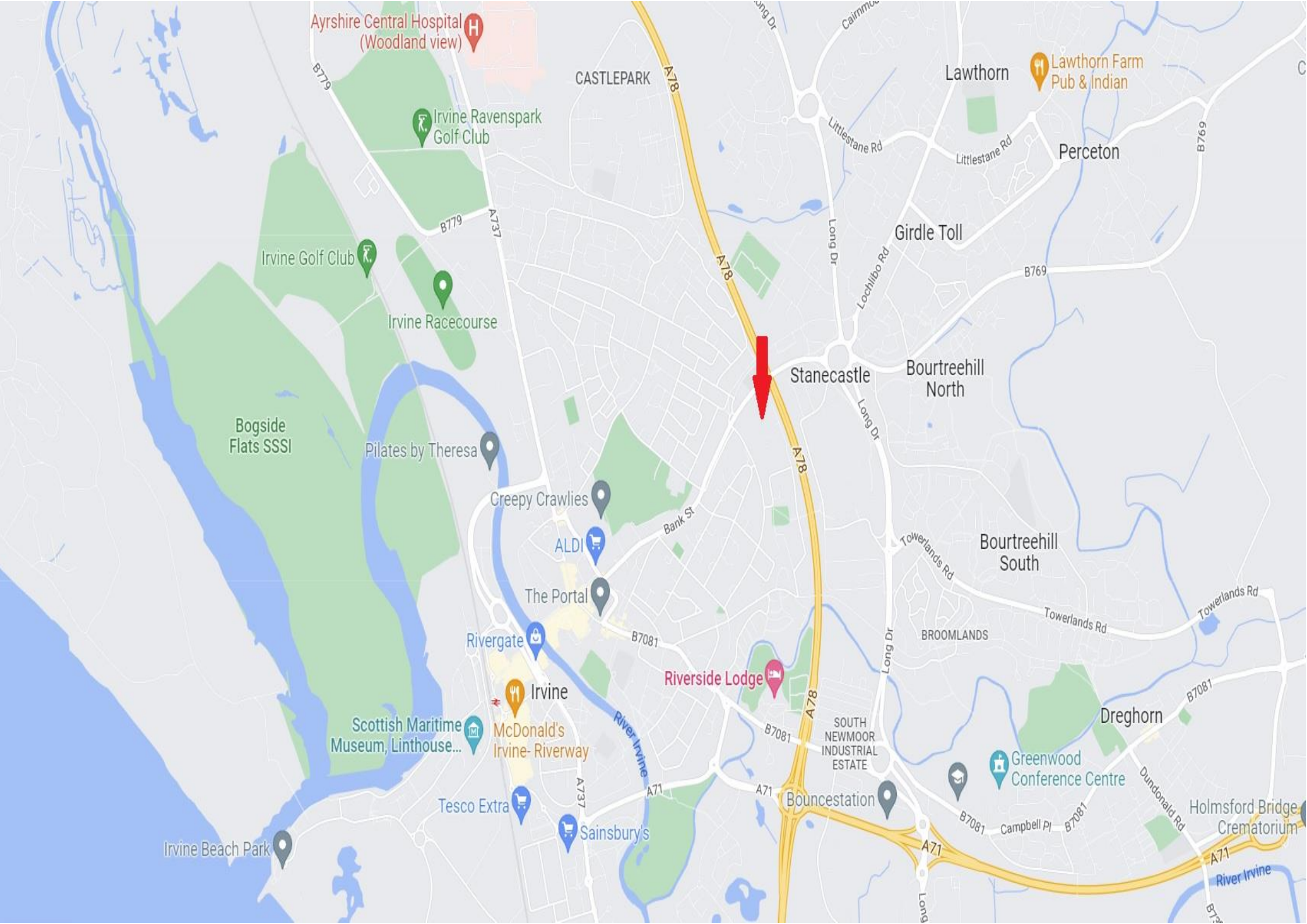
17000











Ayrshire Central Hospital (Woodland view)

CASTLEPARK

Lawthorn

Lawthorn Farm Pub & Indian

Perceton

Irvine Ravenspark Golf Club

Irvine Golf Club

Irvine Racecourse

Bogside Flats SSSI

Pilates by Theresa

Stanecastle

Bourtrees Hill North

Creepy Crawlies

ALDI

The Portal

Bourtrees Hill South

Rivergate

Irvine

Riverside Lodge

BROOMLANDS

Scottish Maritime Museum, Linthouse...

McDonald's Irvine-Riverway

SOUTH NEWMOOR INDUSTRIAL ESTATE

Dregghorn

Tesco Extra

Sainsbury's

Bouncestation

Greenwood Conference Centre

Irvine Beach Park

Holmsford Bridge Crematorium

Gross Internal Floor Size 0 m²

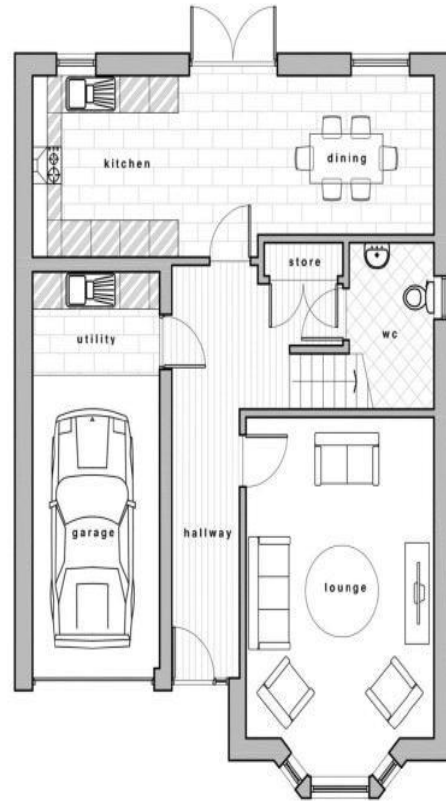
HOUSE TYPE 1

BERRY DRIVE / IRVINE

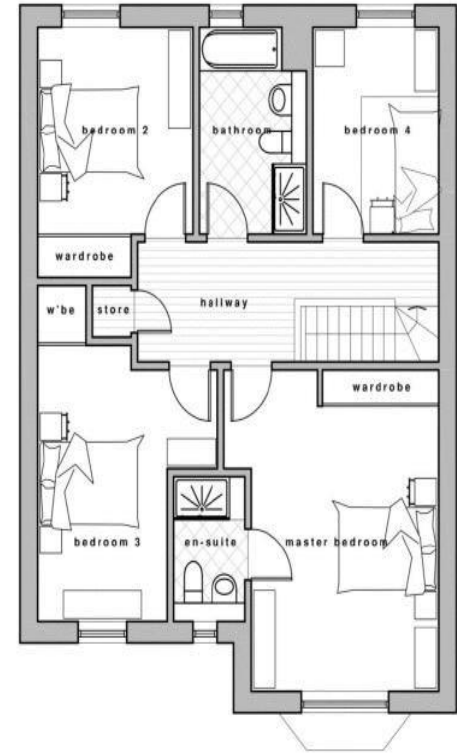
4 BED DETACHED VILLA

TOTAL AREA 180sq.m

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GROUND FLOOR



FIRST 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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