

For Sale:

4 Bedroom
Detached Building Plot

Fixed Price £115,000

Plot 2, 29
Berry Drive
Irvine
KA12 0LY

For more information contact:

01292 288222
office@donaldross.co.uk

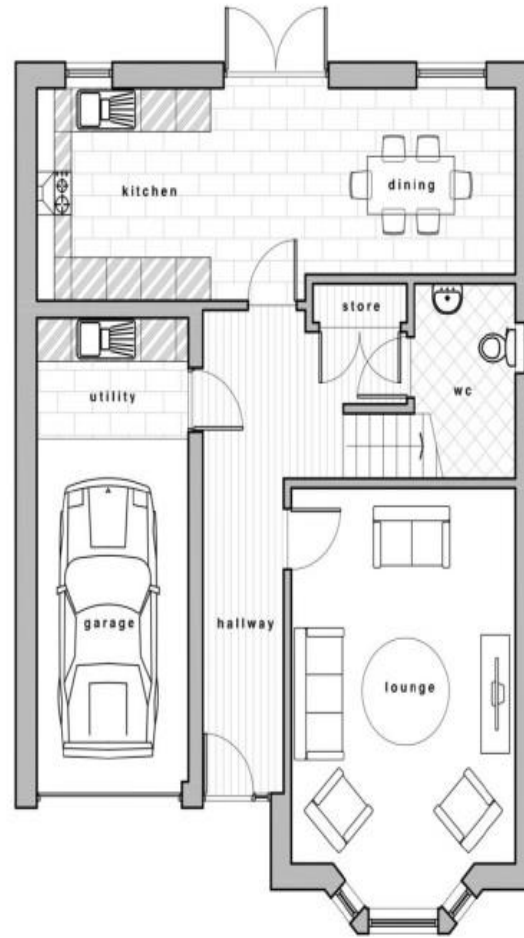
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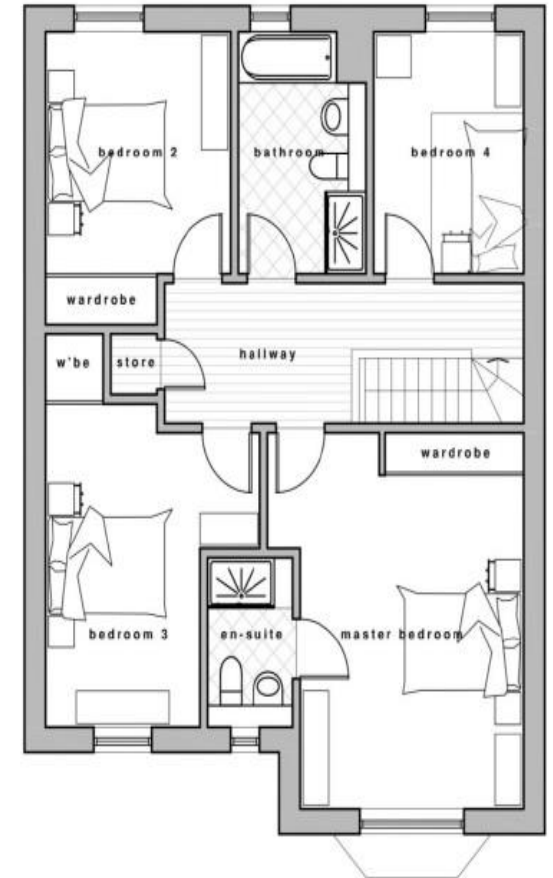
HOUSE TYPE 1

BERRY DRIVE / IRVINE

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



GROUND FLOOR



FIRST FLOOR

Plot 2, 29, Berry Drive, Irvine, KA12 0LY

A unique opportunity to acquire 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 672m2
- 17 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 acquire 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 labor. We have illustrated two house types which could be suitable on these plots but the final design and build will be completely at the purchasers 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.

Viewing

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

Tel: 01292 288222

Email: office@donaldross.co.uk

Mon to Fri: 9am – 5:30pm

Sat: 10am – 5pm

Sun: 1pm – 5pm

Fixed Price £115,000

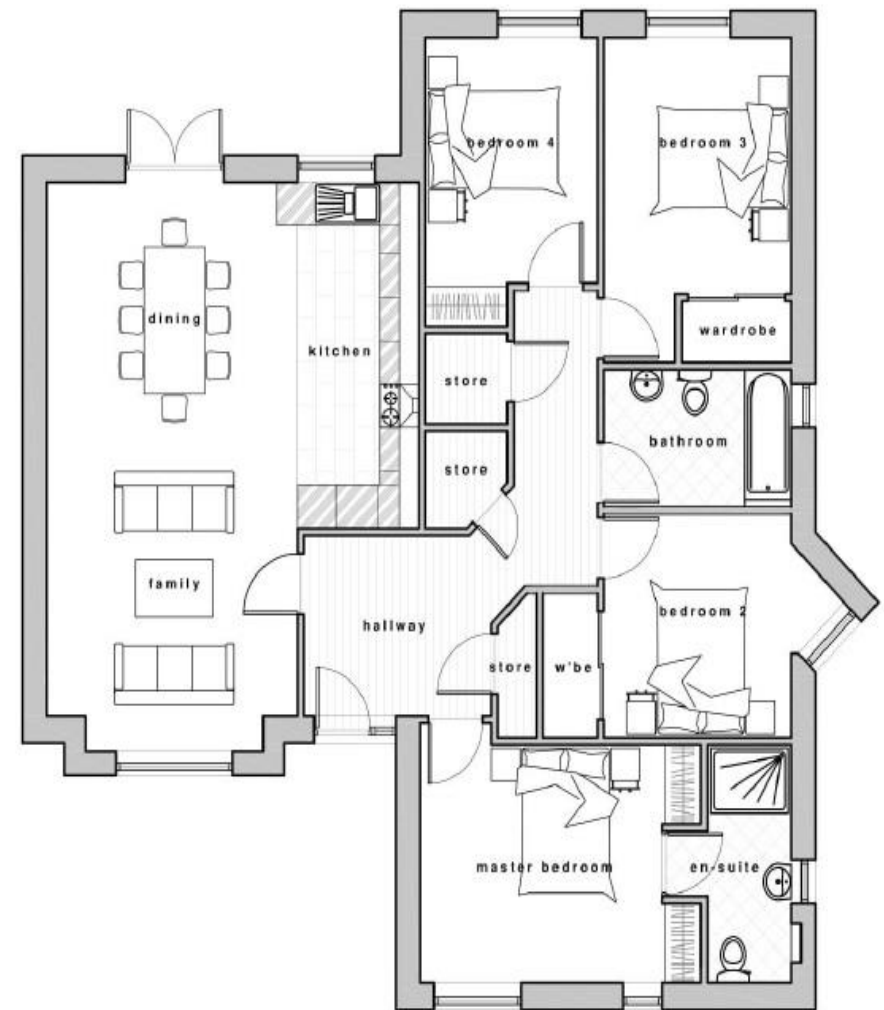


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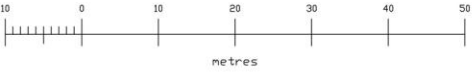
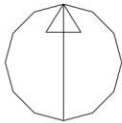
HOUSE TYPE 2

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
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<input type="checkbox"/>		planning	
<input type="checkbox"/>		warrant	
<input type="checkbox"/>		render	
<input type="checkbox"/>		construction	



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 FOUR
751M2

13828

PLOT THREE
694M2

14659

PLOT TWO
672M2

17000

PLOT ONE
613M2

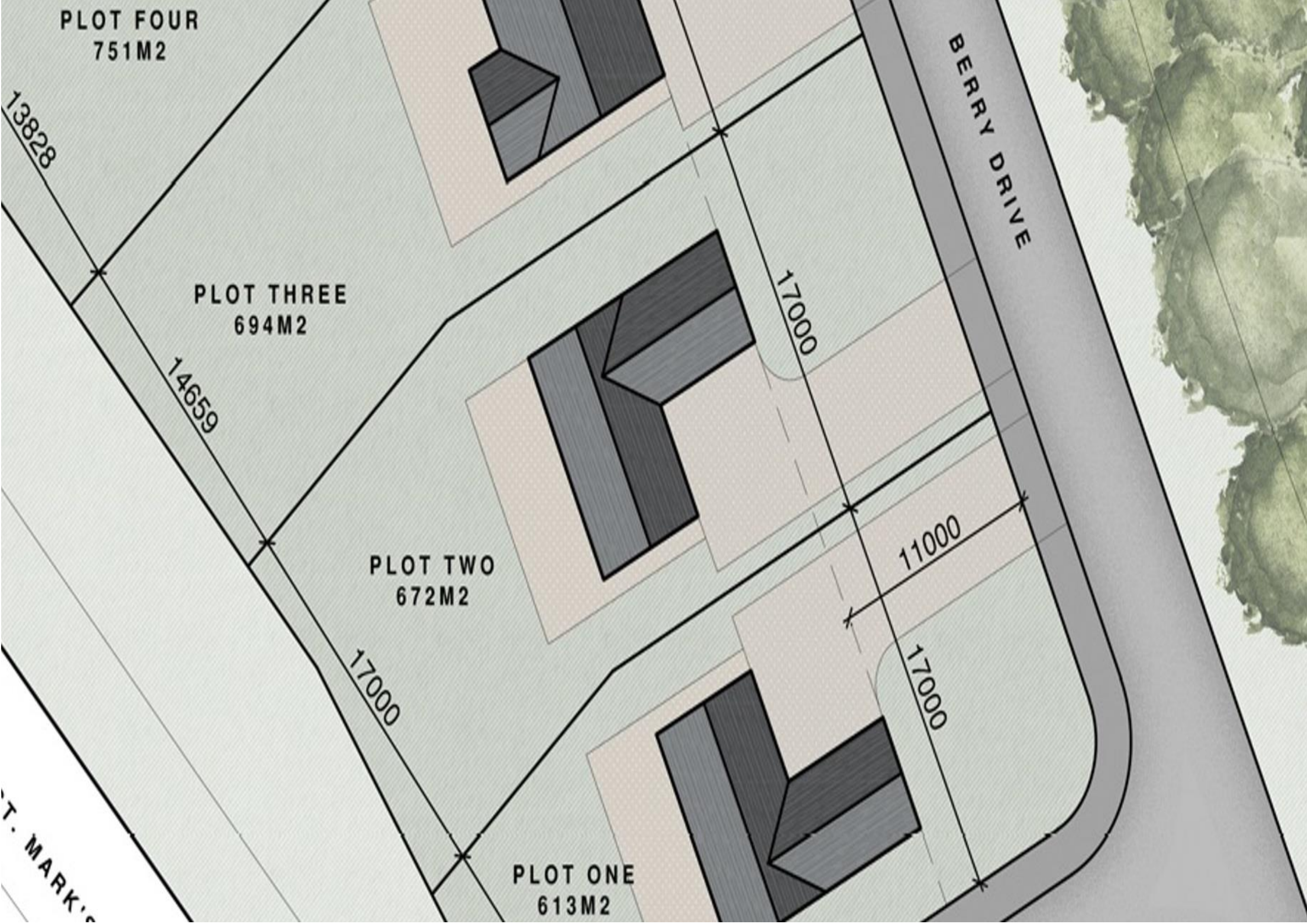
ST. MARK'S

BERRY DRIVE

17000

11000

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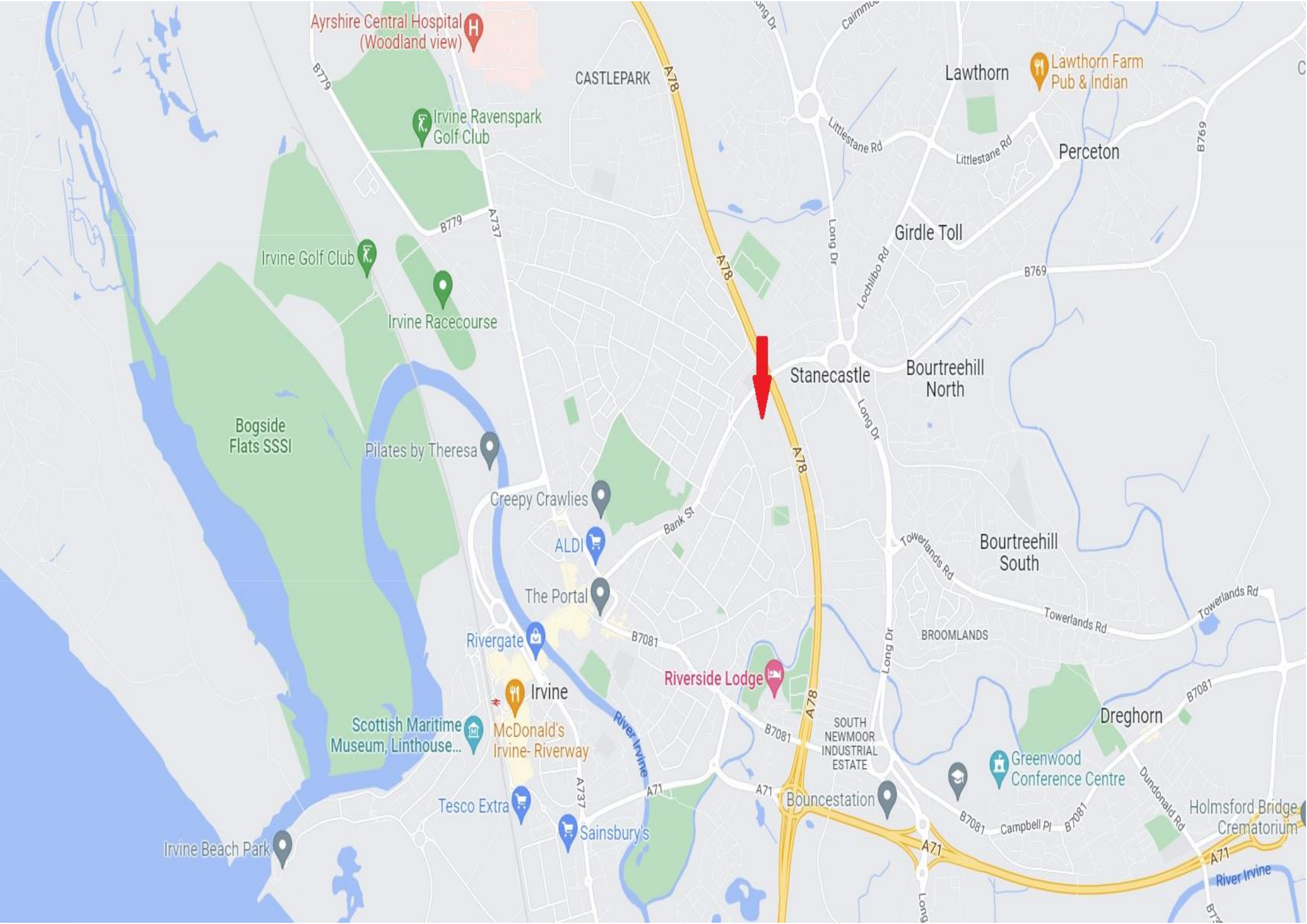












Ayrshire Central Hospital (Woodland view)

CASTLEPARK

Lawthorn

Lawthorn Farm Pub & Indian

Perceaton

Irvine Ravenspark Golf Club

Irvine Golf Club

Irvine Racecourse

Bogside Flats SSSI

Pilates by Theresa

Creepy Crawlies

ALDI

The Portal

Rivergate

Irvine

McDonald's Irvine-Riverway

Scottish Maritime Museum, Linthouse...

Tesco Extra

Sainsbury's

Irvine Beach Park



Stanecastle

Bourtrees Hill North

Bourtrees Hill South

BROOMLANDS

Riverside Lodge

SOUTH NEWMOOR INDUSTRIAL ESTATE

Bouncestation

Greenwood Conference Centre

Dregghorn

Holmsford Bridge Crematorium

Gross Internal Floor Size 180m²

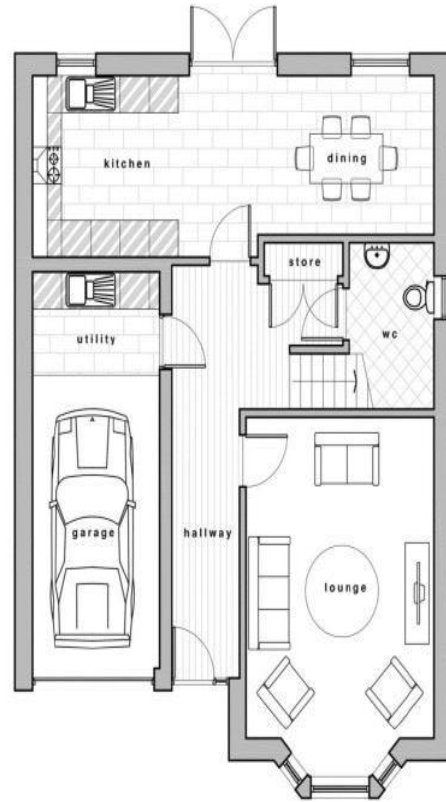
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BERRY DRIVE / IRVINE

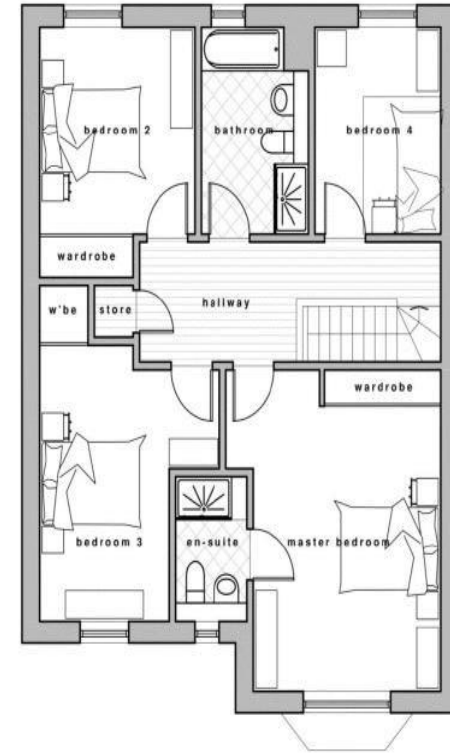
4 BED DETACHED VILLA

TOTAL AREA 180sq.m

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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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