



Prominent Strategic Development Site

Moorfield Roundabout, Kilmarnock KA1 2RS

Location

The subjects comprise a highly prominent development site at Moorfield Roundabout, occupying a busy location at the junction of the A71 and B7081, and lying approximately 3 miles south of Kilmarnock town centre.

Kilmarnock is located on the west coast of Scotland, approximately 25 miles south west of Glasgow and 13 miles north east of Ayr. The town has a resident population of approximately 44,000 and a catchment population of approximately 120,000. It is the administrative centre for East Ayrshire.

The site lies adjacent to a Premier Inn and Whitbread's Cookhouse and Pub and is close to good quality private residential developments Fisher range by Robertson Homes and Persimmons Moorfield development. Ogilvy are on site closeby and Bellway are due to commence on a site opposite. The subjects are a short drive from Crosshouse University Hospital.

Description

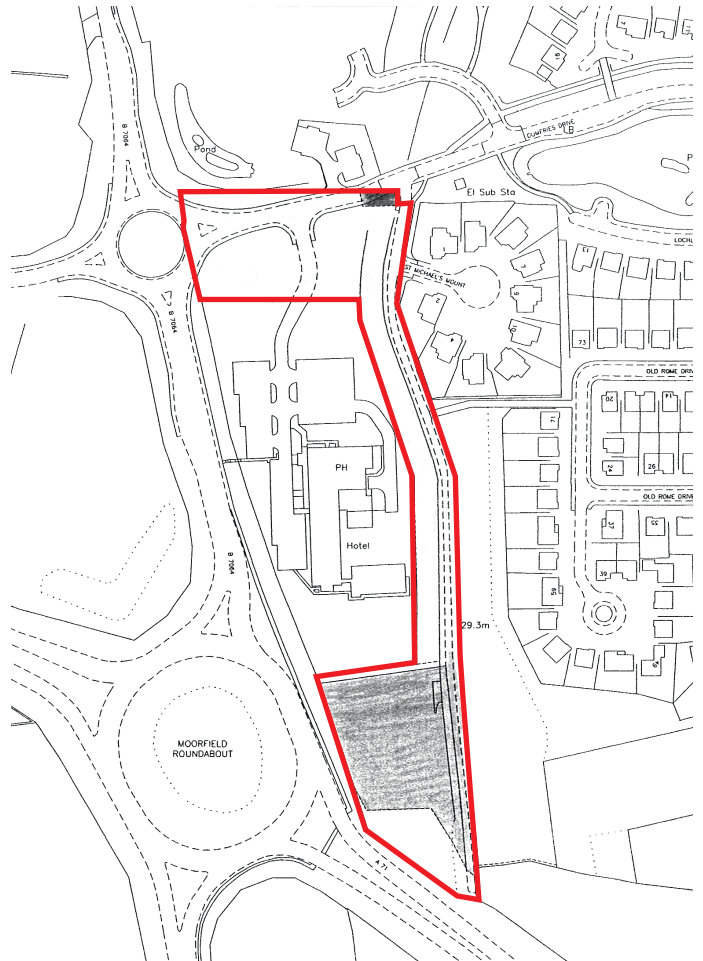
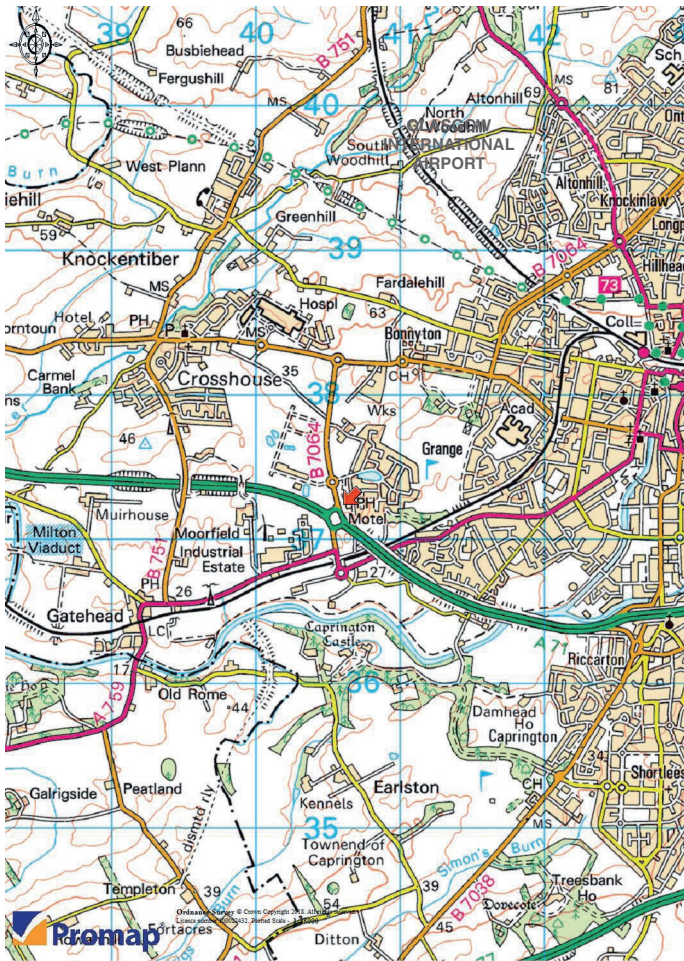
The site is generally level. The northern portion of the site sits either side of the road providing access to the Premier Inn Hotel and overlooks Dumfries Drive.

The remainder of the site is positioned to the south of the Premier Inn hotel and Cookhouse and Pub and occupies a highly prominent position over looking Moorfield Roundabout where Hurlford Road (A71) meets the B7081. A strip of ground located to the east of the hotel site connects both parts of the site. St Michaels Mount, which runs parallel to the strip of ground provides access to both sites.

Site Area

3.73 acres (1.51 hectares).

Northern Portion:	0.83 acres	(0.34 hectares)
Southern Portion:	1.49 acres	(0.60 hectares)



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Planning

Planning policy for the subjects is contained within the East Ayrshire Local Plan. The site is within a 'Non Designated Land Use' area in the context of the Local Plan but with neighbouring commercial and residential uses we consider it to suit a variety of uses. All planning enquiries should be directed to East Ayrshire Council on 01563 576790.

Price

Our client is seeking offers for their Heritable Interest in the subjects.

VAT

All prices, rents, etc are quoted exclusive of VAT.

Offers

In the normal Scottish form addressed to this office.

Legal Costs

Each party to bear their own legal costs.

Date of Entry

Upon completion of legal missives.

Viewing

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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. May 2018.

For further information please call today 0141 556 1222