



I3 Strategic Investment Campus, Riverside Avenue, Irvine, KA11 5AR

- **CLOSING DATE: TUESDAY 25TH FEBRUARY 2025 @ 12:00PM**
- Rarely available single user site with partially developed site infrastructure
- Suitable for Class 4 (Business), Class 5 (General Industrial) or Class 6 (Storage & Distribution) uses, subject to planning
- Direct connections to the main road network
- 79.5 hectares (196.45 acres)

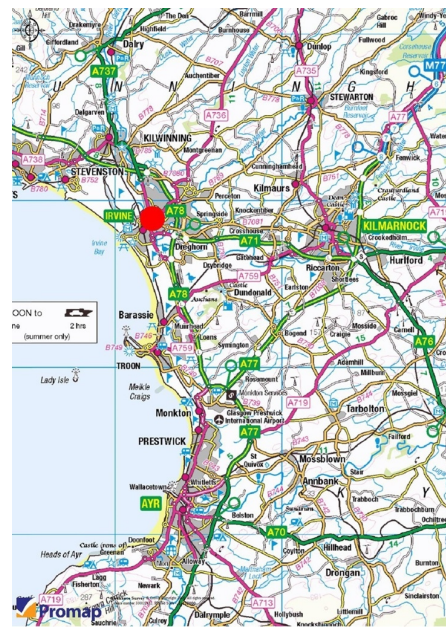
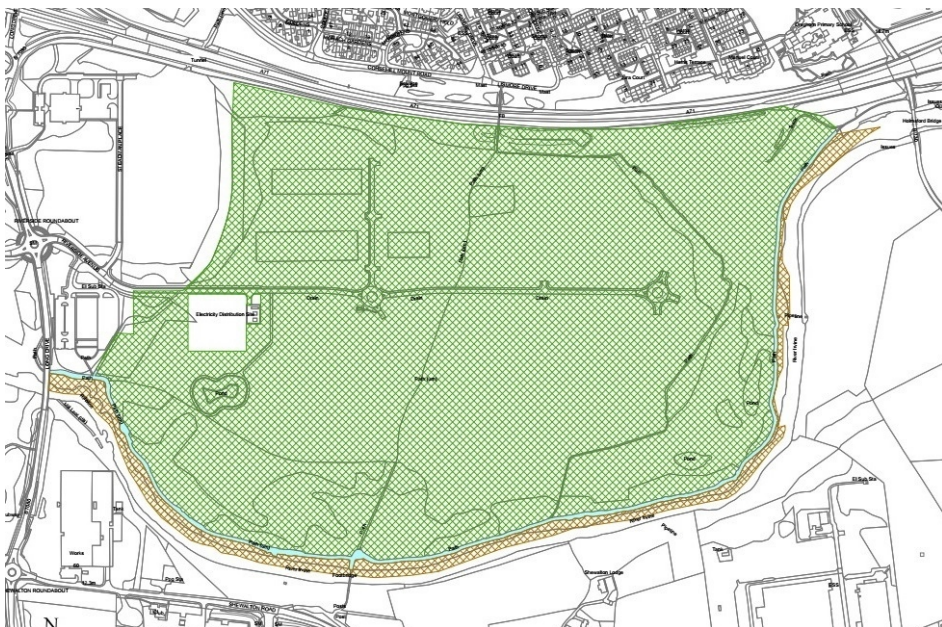
A strategic single use development site extending to a gross site area of approximately 79.5 hectares (196.45 acres), which has initial site infrastructure established.

The site is currently partially developed and has a central spine road with roundabouts and distributor roads with road drainage in place all to base level, with development platforms which have been created to facilitate future development. The remainder of the site is largely grassed development land over which a small section has been sold.

There are currently no buildings on the site except for an electricity substation and a SUDS pond which has been created adjacent within the south-west corner of the site.

There is an established tree shelter belt around large parts of the outer perimeter of the site, predominantly to the north, east and south boundaries, with a specific denser tree belt to the west boundary around the road entrance. The topography of the site is generally level with some minor undulations and rising in height towards the north-east of the site and dropping towards the River Irvine to the south. The overall site lies slightly lower than the A71 trunk road situated to the north.

There is currently vehicular and non-motorised user access from Riverside Avenue and there are pedestrian linkages to the north side of the site via a bridge over the A71, connecting to Dregghorn and a pedestrian bridge over the River Irvine connecting to Shewalton Road. Bidders will require to consider any rights of access within the site. There is a path along the southern edge of the site adjacent to the River Irvine, which the Council intends to retain and will improve, subject to funding.



LOCATION

Irvine, one of Scotland's New Towns is located on the Ayrshire Coast, and has a resident population of approximately 33,998 persons (Census 2022). Irvine is the main retail centre for a wider catchment area for Girdle Toll, Dreghorn, and Springside.

The development site is situated and forms part of the i3 development area within Irvine, formerly known as Riverside Business Park, which is considered as Irvine's principle commercial/business location.

The subject site is located within the i3 development area, specifically to the east of Riverside Way and the south of the A71 trunk road. The site is accessed easily from the A71, a short distance onto Long Drive and Riverside Avenue where the site entrance is located. The A71 is immediately north of the site which connects to the A77/M77 and M8/M74 motorway networks.

SITE AREA

	Acres	Hectares
Land	196.45	79.5

PRICE

On application.

TENURE

Freehold / Outright Ownership.

RATES

To be assessed.

USE CLASS

Development Land

VAT

The purchase price quoted is exclusive of VAT. VAT is not currently payable upon the purchase price and any other charges.

LEGAL COSTS

Each party will be responsible for their own legal and estates costs. The purchaser will also be responsible for any LBTT and registration fees.

The sale of the land is subject to Clawback / Overage Agreement/s and associated Standard Security/ies. Full details in respect of both can be provided.

For further information or to arrange a viewing contact:



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IMPORTANT NOTICE

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