

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT GALSTON ROAD, HURLFORD,  
KILMARNOCK, AYRSHIRE



**Galbraith**



# RESIDENTIAL DEVELOPMENT OPPORTUNITY LAND AT GALSTON ROAD HURLFORD, KILMARNOCK, AYRSHIRE

## KEY FEATURES

- Approximately 13.12 acres (5.31 hectares)
- Land zoned for residential development
- Located in a popular village within good proximity to Kilmarnock and the A77
- Prominent position
- Services nearby



**Galbraith**

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## LOCATION

Hurlford is a popular village approximately 3 miles to the east of Kilmarnock Town Centre. The village has a number of local amenities including a local shop, medical centre, service station and a pub.

The property lies within the catchment of Hurlford Primary School and Loudon Academy in Galston. Kilmarnock a short distance to the west provides a wide range of services including regional and national retailers, leisure facilities, medical services, a cinema, retail park, gyms and a train station with regular services to Glasgow (approx. 45 minutes). The City of Glasgow lies approximately 24 miles to the north via the M77 and provides all the amenities and services expected of a major centre.

## DESCRIPTION

The land at Galston Road comprises an attractive area of farmland on the edge of the village of Hurlford and enjoys a southerly aspect and direct access off the A71 to the south.

The land extends to approximately 13.12 acres (5.31 Ha) and is generally level with some undulations and mature trees lining the east and west boundaries together with hedgerows on the northern and southern boundary.

## PLANNING.

The subjects are located in the East Ayrshire Local Development Plan area and allocated for residential development with an indicative capacity for 100 units under ref: HU-H1. Developer requirements for the site include liaison with Scottish Water at an early stage, a flood risk assessment, environment assessment, transport assessment and design statement.

## TECHNICAL INFORMATION AND DATA ROOM

Plans showing and indicative layout and the location of nearby services are available in an online data room and available on request.

It should be noted that the northeastern section of the site has been subject to undermining and the indicative layout plan identifies this area as open space, rather than an area where ground stabilisation works are required. The seller may give consideration to retaining this land or it can be included to provide open space provision.

It should also be noted that a mains sewer crosses the northern part of the site on a southwest-northeast axis and identified on the indicative layout plan.

## METHOD OF SALE

“Greenfield” offers conditional on obtaining planning consent and subject to deductions for abnormal costs and Section 75 requirements are invited for the subjects.

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Net purchase price and method of payment
- Conditions of purchase
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application (if required).
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third-party approval
- Legal representative's details

A deposit of £25,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.





We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

#### LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

#### VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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#### SOLICITORS

TBC

#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in October 2023. 8. Particulars prepared September 2025.

