

8.5 ACRES (3.43 HECTARES)

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Hillcrest
Southcraig Holdings
Glasgow Road
Kilmarnock
East Ayrshire KA3 6AE





LOCATION

Kilmarnock is located within the East Ayrshire Council Area, approximately 21 miles to the south west of Glasgow and 17 miles to the north of Ayrshire's principal town of Ayr. Around 47,000 people reside in Kilmarnock, making it Ayrshire's second largest town.

Kilmarnock is a popular commuter location, well connected by road and rail. The site benefits from easy access onto the A77, connecting the site to the wider Central Belt motorway network including the M8 and M74. Glasgow city centre can be reached via road within 25 minutes of the site, whilst regular bus services to Glasgow (X76) are also provided in the immediate vicinity on Glasgow Road.

Kilmarnock Railway Station also provides direct rail services to Glasgow Central (45 minutes) with a half hourly service.

Tesco Superstore is within an 8 minutes' walk of the site, whilst Dean Castle Country Park, a 200-acre park providing recreational facilities, is located to the south of the site. In addition, a wide range of local amenities are available within Kilmarnock Town Centre where local shops, bars, cafés, restaurants, major retailers, supermarkets and leisure facilities can be found, with all town centre amenities within a 6 minutes' drive from the subject site.

All local catchment primary and secondary schooling options are located within a short distance from the subjects. Primary schools include Mount Carmel Primary School and Onthank Primary School, whilst secondary schools include Kilmarnock Academy (non-denominational) and St Joseph's Academy (denominational). The prestigious Wellington School in Ayr provides a private schooling option which is within 30 minutes' drive of the site.

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Glasgow
City Centre

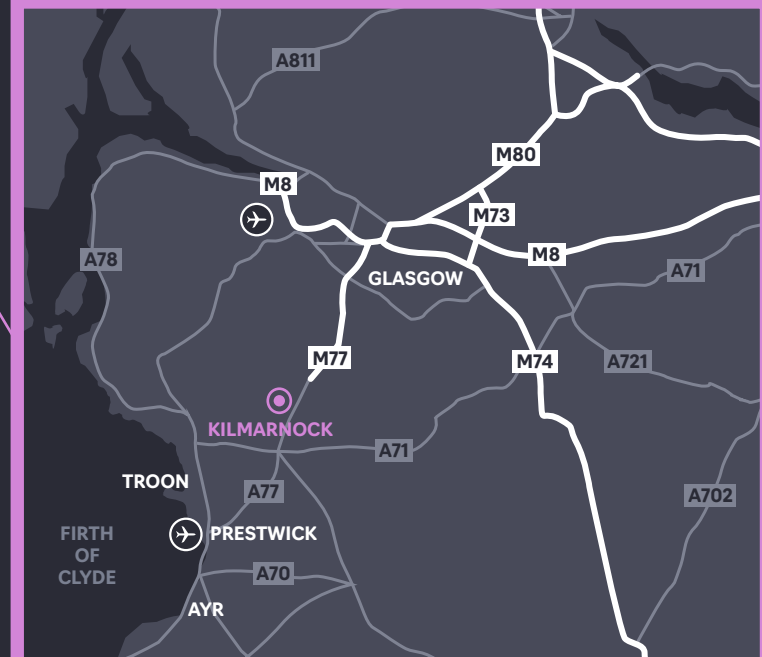
🚗 25 mins' by car
 🚌 35 mins' by bus

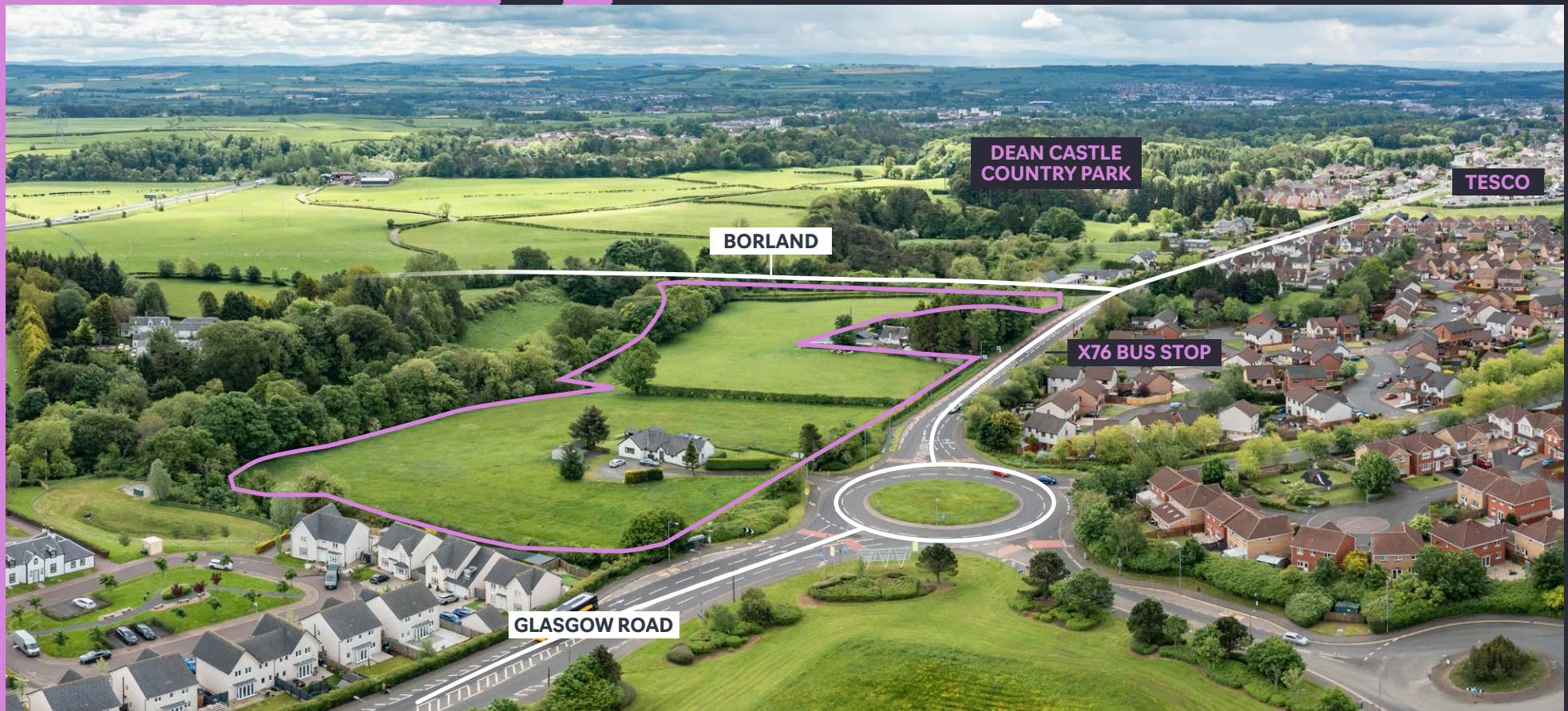
Tesco
Superstore

🚗 2 mins' by car
 🚶 8 mins' walk

Kilmarnock
Town Centre

🚗 6 mins' by car





DESCRIPTION

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The 8.5-acre site is situated on the northern boundary of Kilmarnock next to the highly sought after Southcraigs Estate.

Kilmarnock has received strong interest from national housebuilders in recent years. Barratt, Bellway, Persimmon and Muir Homes are all active within the nearby area.

Occupying an attractive setting, the site is bound to the north by residential (Barratt Homes at Westlin Walk), whilst the Fenwick Water and woodland runs along the eastern boundary of the site. Glasgow Road (B7038) bounds the site to the west with Borland Road and Dean Castle Country Park located to the south of the site.

The site slopes gently from the west to the east towards the Fenwick Water.

The site is currently accessed via the roundabout at No.14 Southcraig Holdings. Access options are either off the existing arm on the Southcraigs Roundabout or via a new access off Glasgow Road.

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PLANNING

Within the emerging East Ayrshire Local Development Plan 2 (adopted LDP2), the subjects are identified as a Housing Opportunity (Ref: KK-H5) with an indicative capacity of 79 units.

In January 2025, the subjects received outline 'minded to grant' consent for 'Residential development with associated access, landscaping, SUDs and other ancillary development' (Planning Ref: 23/0168/PPP).

There is an affordable housing requirement (RES2) for the subjects which outlines that 12.5% of the total units must be discounted for sale. These units must be discounted at 20% below market value. The emerging LDP2 states the developer of the site must retain the existing landscape framework of hedgerows and semi-natural woodland (along eastern boundary) within the site and incorporate them into the development design.

Prospective purchasers are advised to make their own planning related enquiries to East Ayrshire Council.

A range of indicative layouts have been prepared by GD Lodge Architects and are available to view within the dataroom. The layout variations assume the retention of Hillcrest House and scenarios whereby Hillcrest House is demolished, enabling a development of 84 units (including 12.5% AH discounted for sale).

TECHNICAL INFORMATION

A range of technical information is available on the site. Interested parties will require to carry out their own due diligence in this regarded.



OFFERS

Interested parties are advised to note their interest in writing to the sole selling agent JLL. All parties who notify interest will be informed of closing date arrangements.

The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

FURTHER INFORMATION

Access onto the site must be arranged via JLL. To request further information or to arrange access, please contact JLL:

Residential enquiries

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