

FOR SALE
84.01 ACRES (34 HECTARES)
LAND AT HOLMSTON OLD TOLL
AYR . SOUTH AYRSHIRE . KA6

A circular inset image showing a family of three—a woman, a man, and a young child—smiling and looking at a small dog. The image is overlaid with a semi-transparent teal color.

H O L M S T O N O L D T O L L

RARE RESIDENTIAL
DEVELOPMENT OPPORTUNITY
OF SCALE WITH PLANNING
PERMISSION IN PRINCIPLE

LOCATION

The town of Ayr is located within the South Ayrshire Council Area, 3 miles to the south of Prestwick, 14 miles to the southwest of Kilmarnock and 35 miles to the southwest of Glasgow City Centre.

Ayr is a popular commuter location, well connected by road and rail. The site is bound by the A77, which connects to the M77 (Junction 8). Glasgow City Centre can be reached via road within 50 minutes of the site. Ayr Train Station, located 1.5 miles from the site, provides direct rail services to Glasgow Central Station (50 minutes) with around 41 direct trains per day. ScotRail operates a car park at Ayr Train Station with 214 spaces.

The site is located on an existing bus corridor (A70) which is currently served by Stagecoach Service 42. Journey time to the town centre from the site is around 10-15 minutes and existing bus stops are within a 5-minute (400m) walk for almost all the site. The site is located directly across the road from Dobbies Garden Centre.

The site is conveniently located nearby extensive local amenity with Ayr Town Centre located c. 1.7 miles from the site. Ayr Town Centre offers extensive amenity including a variety of shops, bars, restaurants, cafés, supermarkets and leisure facilities. Ayr Central Shopping Centre, c. 1.8 miles west of the site includes Next, Primark, River Island, New Look, JD Sports, and Costa among others. In addition, Heathfield Retail Park, located within an 8 minutes' drive of the site comprises ASDA Superstore, Currys, The Gym Group, Halfords, DFS, The Range, Homebase, The Food Warehouse and M&S Foodhall. Other notable nearby amenities include Ayr Beach, Ayr Racecourse and University Hospital Ayr.

A variety of amenities can also be found in neighbouring Prestwick which provides an array of bars, shops, restaurants, cafés and leisure uses within 12 minutes' drive of the site. Notable amenities include Glasgow Prestwick Airport, Prestwick Golf Club and Prestwick St Cuthbert Golf Club.



LOCATION

HOLMSTON
OLD TOLL



- AYR TRAIN STATION
- 6 MINUTES' BY CAR
- 30 MINUTES' BY FOOT
- HEATHFIELD RETAIL PARK
- 8 MINUTES' BY CAR
- GLASGOW CITY CENTRE
- 50 MINUTES' BY CAR
- 50 MINUTES' BY TRAIN

OLD HOLMSTON TOLL

Holmston Old Toll is a greenfield site extending to 84.01 acres (34 hectares) approximately.



Residential development land plot with Planning Permission in Principle with capacity for up to 350 new homes.



Ayr has received strong interest from national and PLC housebuilders in recent years.



The site benefits from Planning Permission in Principle for 350 homes.



Holmston Old Toll is a desirable commuter location within close proximity to Ayr train station and the A77 / M77 motorway.



The site is within an 8 minutes' drive of Ayr town centre, Ayr Central Shopping Centre and Heathfield Retail Park.



THE OPPORTUNITY

Extending to c. 84.01 acres (34 hectares), the site benefits from planning permission in principle and has capacity for up to 350 units.

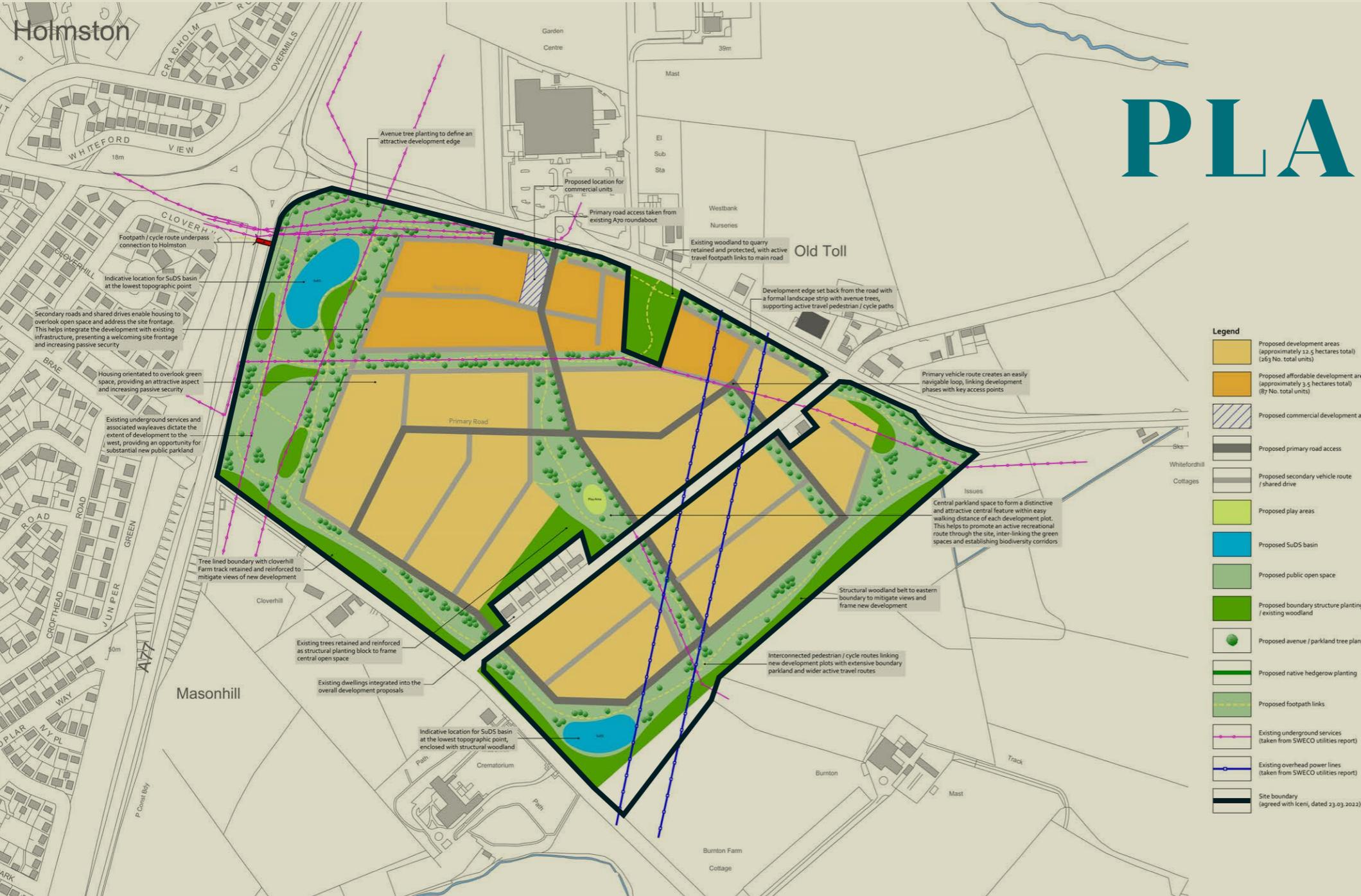
The proposed development site lies at the eastern outskirts of the town of Ayr, and is reached by either the A77 which passes the site's western boundary or the A70 which passes the site's northern boundary.

An existing Dobbies Garden Centre lies immediately north of the proposed development site.

The proposed vehicular access to the site is from the A70 via the existing roundabout which currently provides access to Dobbies Garden Centre. The site benefits from prominent frontage off both the A70 and A77 providing easy access to Ayr town centre.



Holmston



PLANNING

The site lies within the South Ayrshire Council boundary. The current South Ayrshire Local Development Plan (LDP2) was adopted in August 2022. The site is located adjacent to the Ayr settlement boundary on the adopted LDP2 proposals map. The site is not subject to any specific designations or allocations in the LDP2 and is outside the area designated as green belt.

In October 2021, a proposal of application notice (Planning Ref: 21/01050/PAN) was submitted and later approved in November 2021 for 'Planning Permission in Principle for residential development and neighbourhood commercial development (Class 1 retail, Class 2 professional services, Class 3 food and drink, Class 4 office), access, landscaping, drainage and associated works'.

In March 2022, an application (Planning Ref: 22/00302/PPPM) was submitted and later approved in November 2025, for 'Planning Permission in Principle for residential development and neighbourhood commercial development (Class 1 retail, Class 2 professional services, Class 3 food and drink, Class 4 office), access, landscaping, drainage and associated works'.

As the development falls within the jurisdiction of South Ayrshire Council, there is a 25% affordable housing requirement. The development is also subject to a Section 75 agreement requiring financial contributions to be paid towards improved education infrastructure.

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TECHNICAL INFORMATION

A full range of technical information is available on the site.

H O L M S T O N O L D T O L L

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 vendors are seeking brownfield offers for the Heritable interest in Old Holmston Toll.

Our client's preference is for offers to be submitted on a 'clean' unconditional basis. However, in the event where offers are subject to suspensive conditions, we would request that offers are accompanied with detailed development proposals, full supporting information and timescales to purify each condition. This will enable the viability and deliverability of the proposal to be assessed. The purchaser will be responsible for their own legal costs and all taxes associated with this transaction.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

FURTHER INFORMATION

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



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