



For Sale Residential Development Opportunity

Coodham Estate, Symington, South Ayrshire KA1 5PH

- Located 2 miles to the north of the desirable Symington locale
- Set within attractive mature grounds forming part of the historic Coodham Estate
- Development parcels with extant Planning Permission for 34 homes



OPPORTUNITY

Savills are delighted to bring to the market the opportunity to acquire land extending to 80.06 acres (32.40 hectares), within the picturesque Coodham Estate. The site benefits from planning consent to develop an exclusive development of 34 homes within a natural setting.

LOCATION

The site is located within the grounds of the historic Coodham Estate, a 200 year old mature woodland park set around the Grade A Listed Coodham House and lies approximately 25 miles to the south west of Glasgow City Centre.

Coodham Estate lies on the outskirts of the desirable conservation village of Symington and is within the local authority of South Ayrshire. The village benefits from a range of local convenience and community amenities including a local public house and Symington Primary School.

Ayrshire's largest town, Kilmarnock is located only 4.5 miles to the south of the site and offers a wide range of amenities and recreational activities. The popular coastal towns of Troon and Prestwick are also within a 15 minute drive of the site. Ayrshire is one of the key regions in Scotland for tourism due to its association with some of the world's finest golf courses, which feature across the west coast.

The A77 provides convenient access into the Coodham Estate and connects directly to the M77 at junction 8, lying 9 miles to the north east. Regular bus services are available on the A77, providing connections to Ayr, Kilmarnock and Glasgow. Kilmarnock Train Station lies 5 miles from the site and provides regular services to Glasgow Central Station, Dumfries and Stranraer.

Glasgow International Airport is located approximately 30 miles to the north east, providing both domestic and international connections, whilst Glasgow Prestwick Airport lies approximately 6 miles to the south west.

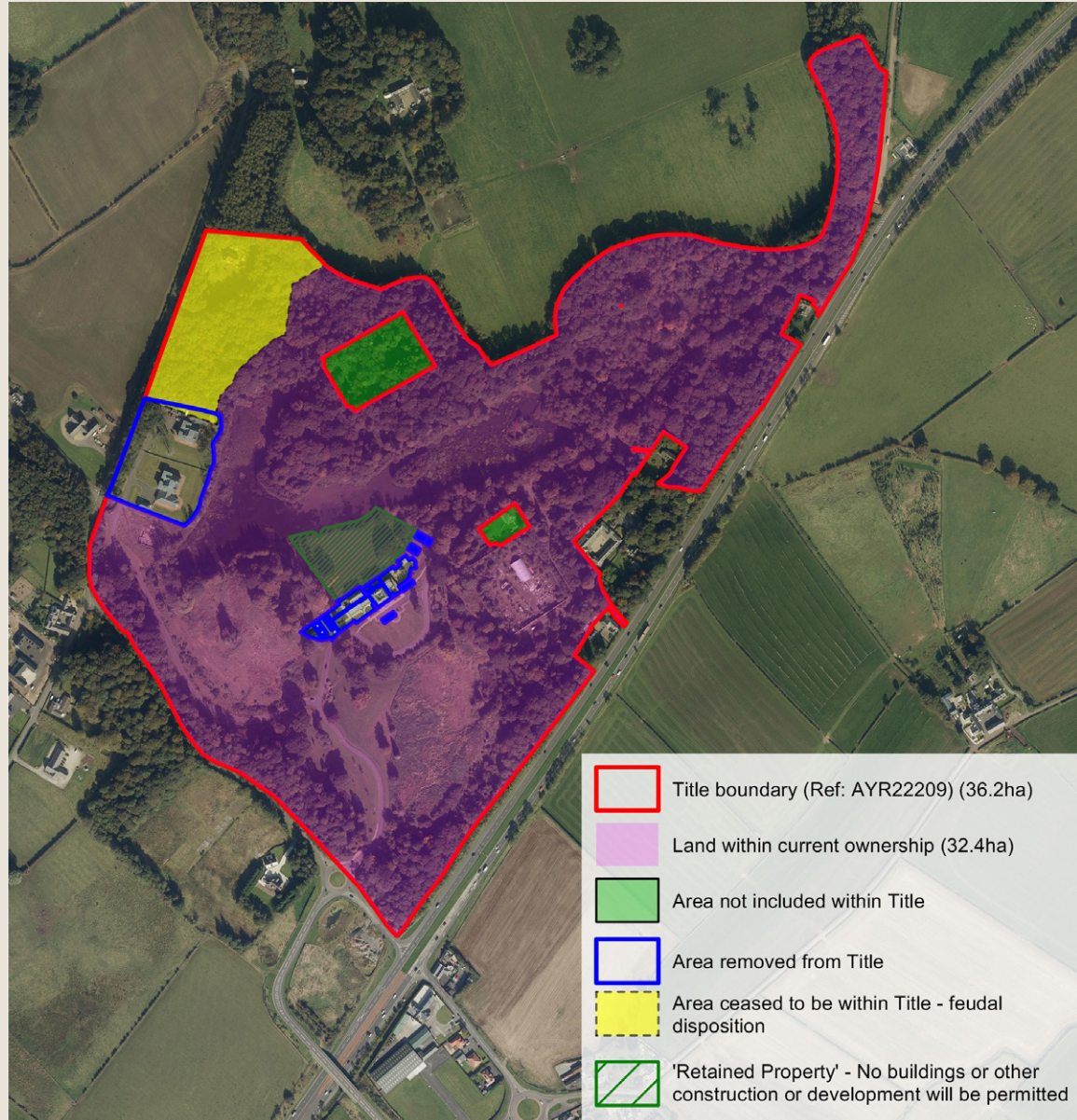


DESCRIPTION

This opportunity for sale comprises a large secluded area of land which extends to approximately 80.06 acres (32.40 hectares), set on Coodham Estate, a 200 year old woodland park which is centred around Coodham House, a magnificent Grade A Listed mansion which was constructed in 1831 by the Fairlie family including the renowned James Ogilvie Fairlie, thought to be the original founder of the Open Golf Championship in 1860.

The wider estate features three additional listed buildings which are not included in the subject boundary. These include the Coodham Stables (Category B), Lych Gate Burial Ground (Category B) and Coodham Estate Lodge (Category C).

The house and grounds were subsequently sold in 1948 for use as a retreat and monastery until the estate was purchased by a private developer in 1987. The house and additional buildings have since been sold and the remaining land holding is identified in the enclosed boundary plan, shaded pink. Access to the site is via a private road which is accessible from the B730 and the A77.



PLANNING

The adopted South Ayrshire Local Development Plan (2014) covers the site. This will soon be replaced by the Modified Proposed LDP 2, which is currently under Examination. Any future application will need to take the LDP into account.

There are a number of planning applications associated with the site which are summarised in a Due Diligence Review on Planning, prepared by Geddes Consulting. A copy of this can be provided upon request.

In summary, the site has extant planning permission for the delivery of 34 homes across 4 development parcels. This has been implemented across two separate consents:

Planning Reference: 02/00790/FUL

Consent was granted in 2002, for the conversion of Coodham House to form 12 Residential Units and the erection of 41 Houses within the estate grounds, formation of access roads, road layouts and associated works. 33 units within this consent remain available for development.

Planning Reference: 11/00166/APP

Consent was granted in 2011 for the erection of three dwelling houses and garages overlooking the Lake. 1 unit within this consent remains available for development. A summary of the units available for development is below:

The Lakeside	1 Unit	0.98 acres	0.40 hectares
The Paddock	6 Units	3.21 acres	1.30 hectares
The Walled Garden	13 Units	2.96 acres	1.20 hectares
The Oval	14 Units	4.20 acres	1.70 hectares
Total	34 Units	11.35 acres	4.60 hectares

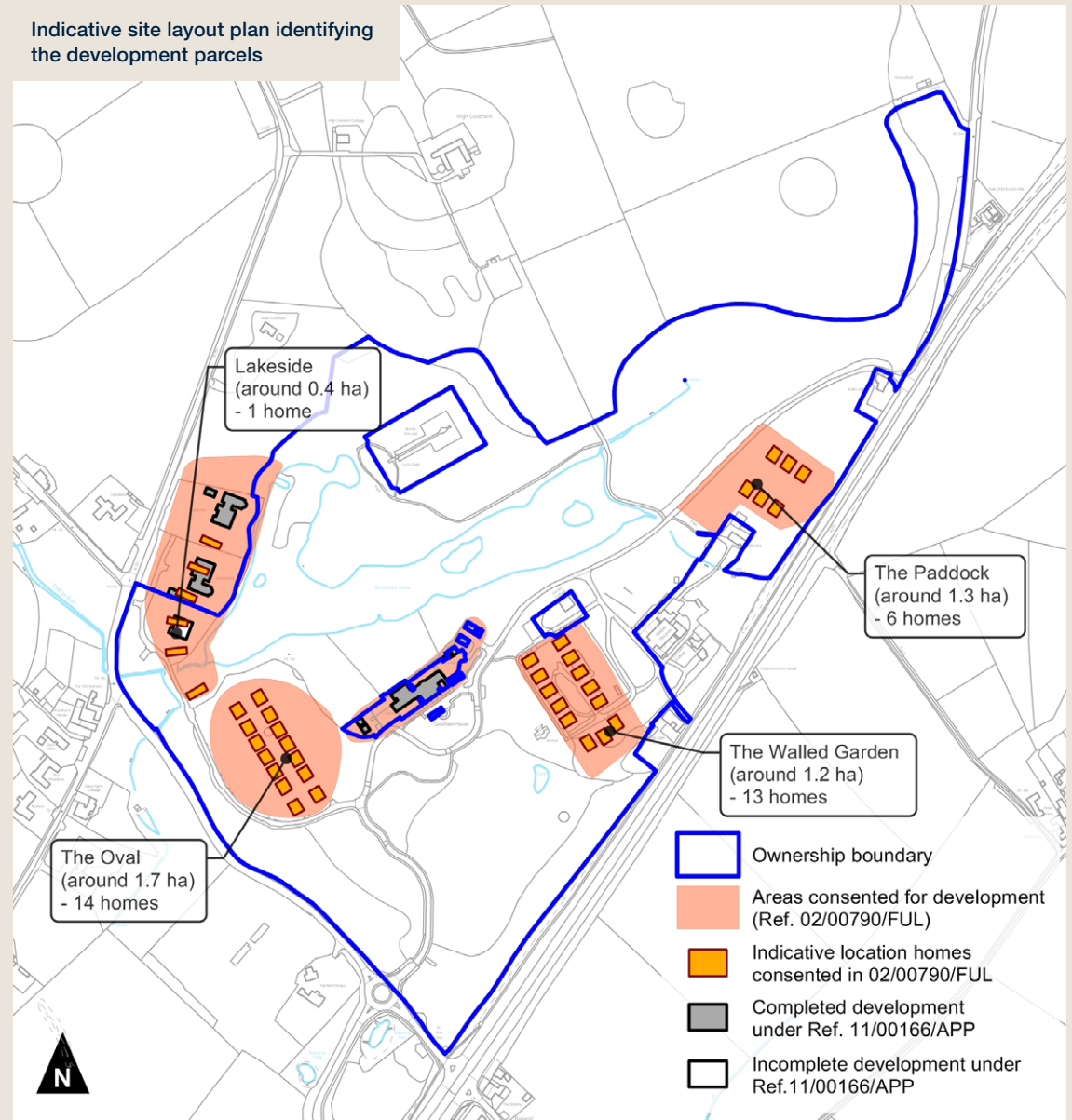
We would highlight that in 2017, a Proposal of Application Notice was submitted for a residential development of 2 storey, detached housing with associated engineering works, landscaping and tree management proposals by the landowner (Planning Reference: 17/01049/PAN).

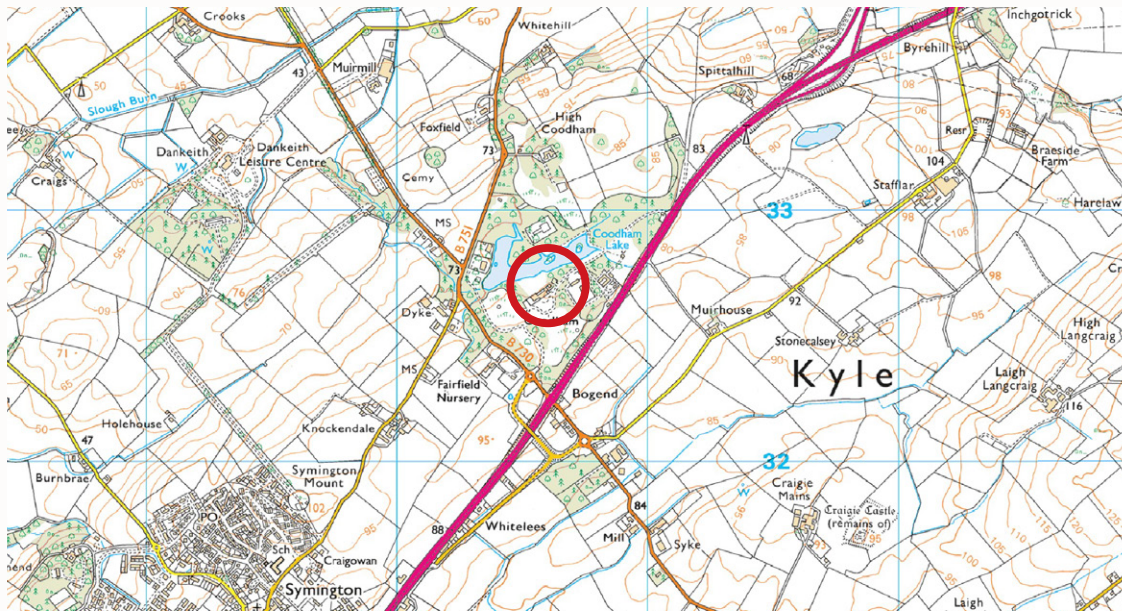
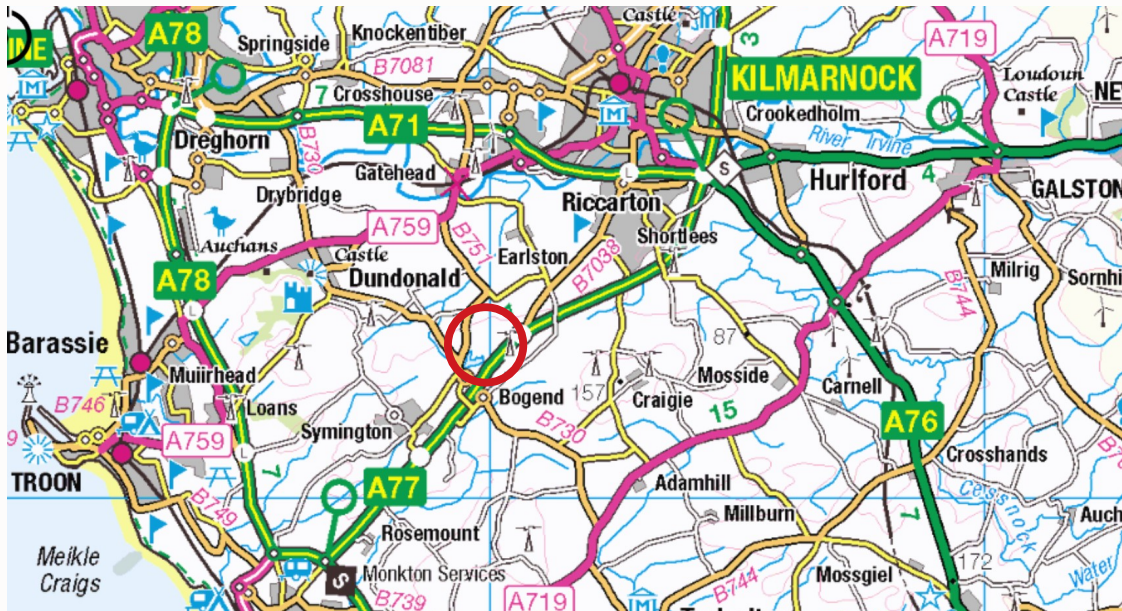
The site is covered by a number of designations:

- Tree Preservation Order (In whole)
- Ancient Woodland Inventory (In part)
- Provisional Wildlife Site (In part)
- There are a number of listed buildings within the grounds that will need to be considered as part of any development proposals.

Any enquiries in respect of the Planning Permission should be directed to the Planning Department at South Ayrshire Council.

Indicative site layout plan identifying the development parcels





OFFERS

Our Clients are inviting offers for heritable interest in the subjects as a whole. Offers should be made in a heads of term format.

Interested parties should register their interest with the Selling Agents at an early stage in order to be kept advised of any closing date which may be set.

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

CONTACT

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