

**FOR SALE**

**RESIDENTIAL  
DEVELOPMENT  
OPPORTUNITY**

Planning permission granted for  
the development of 9 luxury,  
energy efficient villas

Former Grounds of the historic,  
B-listed Hamilfield House

20 miles south-west of Glasgow

Immediate access to A737

Offers over £675,000



WHAT 3 WORDS

**HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH,  
KA15 2JQ**

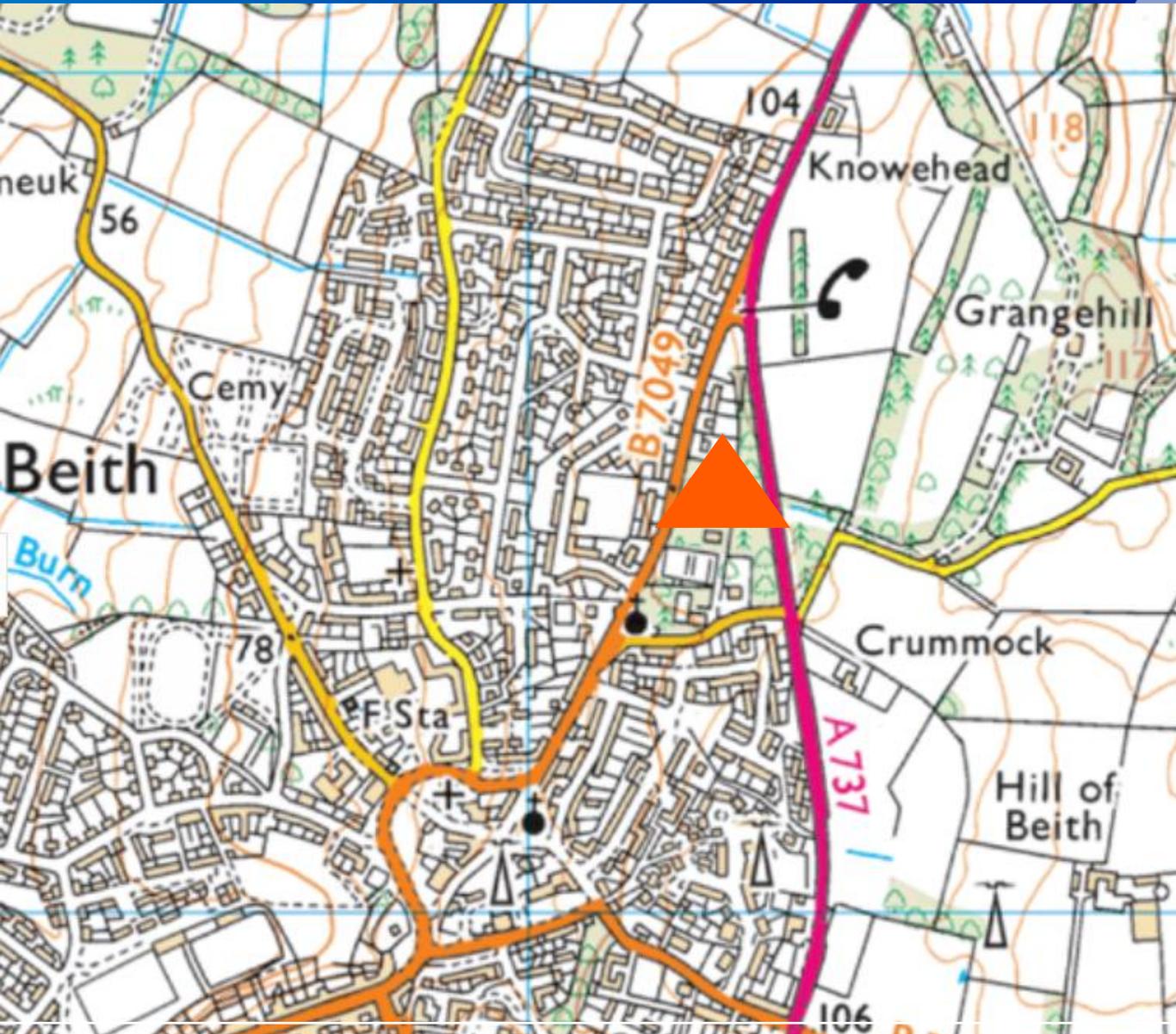
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# Location

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ



**The subjects are located to the North of Beith town centre in an area of primarily residential use.**

Beith is located in the North Ayrshire Council area with a resident population of around 6,200. It has a wide range of local services and facilities available in the town centre, whilst the Dalry bypass has improved travel time to the main Ayrshire towns to the south.

Beith serves as a growing commuter town with Glasgow just 20 miles to the North East and the major Ayrshire settlements of Irvine, Kilmarnock and Ayr just 13, 15 and 25 miles in distance respectively.



FIND ON GOOGLE MAPS



# Description

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ



The subjects comprise the combination of a North and South facing site, intersected by Hamilfield House and accessed from Roebank Road. The site is currently bound by stone walls or fencing, and is fairly level in nature whilst it benefits from mature woodland throughout and is in natural setting.

The specification includes the following:

- 3 x House Type 1 – 4 bedroom detached villa
- 3 x House Type 2 – 4 bedroom detached villa
- 3 x House Type 3 – 4 bedroom detached villa

Currently, the proposed villas are approximately 160 sq m (or thereby), less integral garage space, but all the housing types may be modified subject to formal discussion with North Ayrshire Council Planning Department.

Our understanding of the two distinct site areas to the north and south of Hamilfield House are shown on the table below. The north site comprises 5 plots and the south has 4 plots:

	Ac	Ha
North Site	1.47	0.59
South Site	0.94	0.38
<b>Total</b>	<b>2.41</b>	<b>0.97</b>



# Images

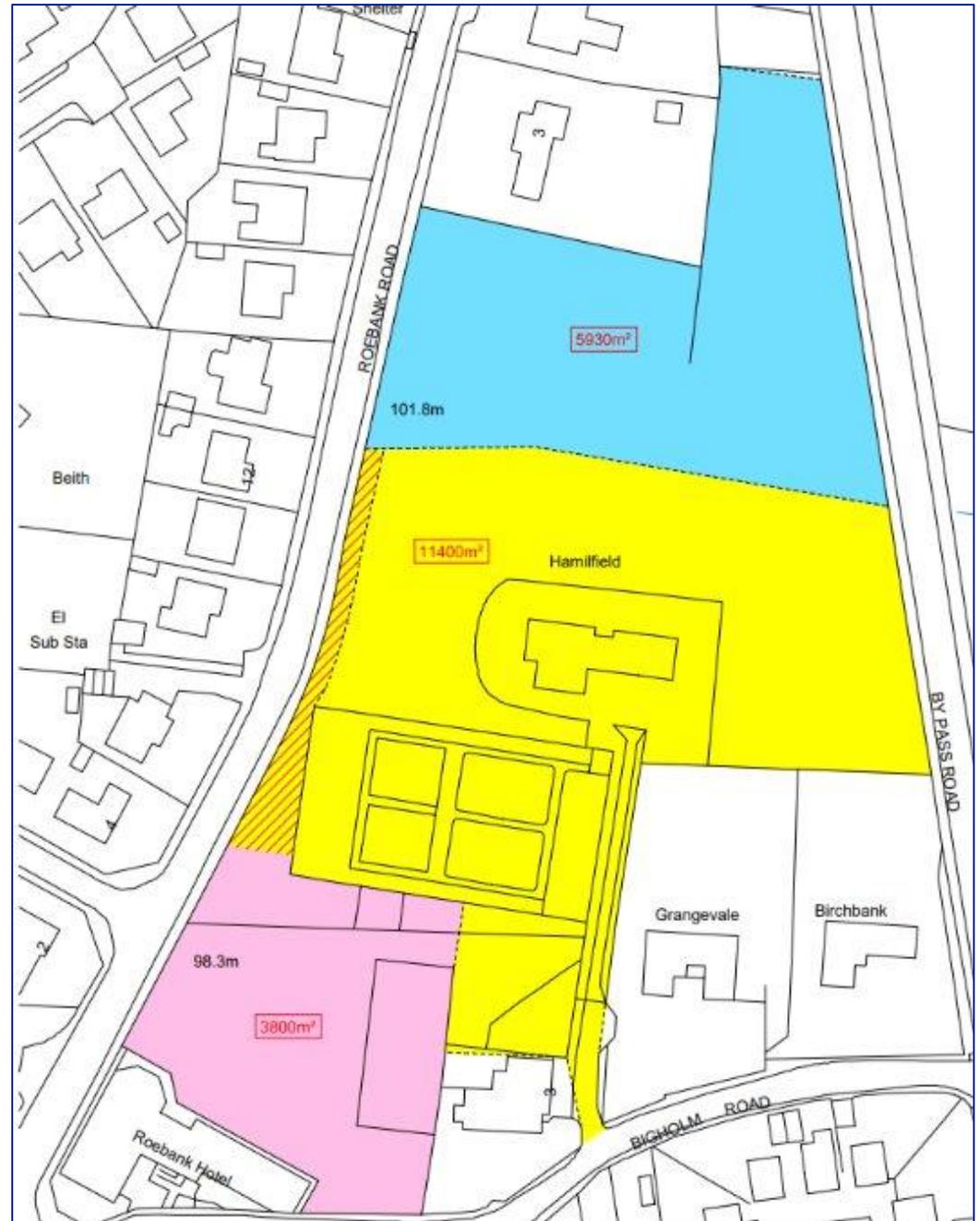
HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ





# North Site & South Site Plans

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ



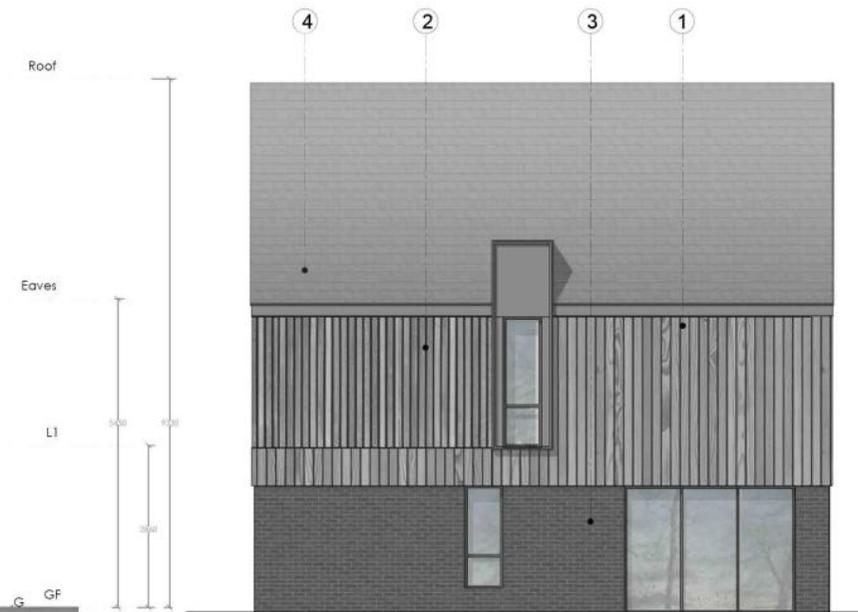


# House Type 1

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ



Front Elevation



Side Elevation



House Type 1  
Ground Floor Plan

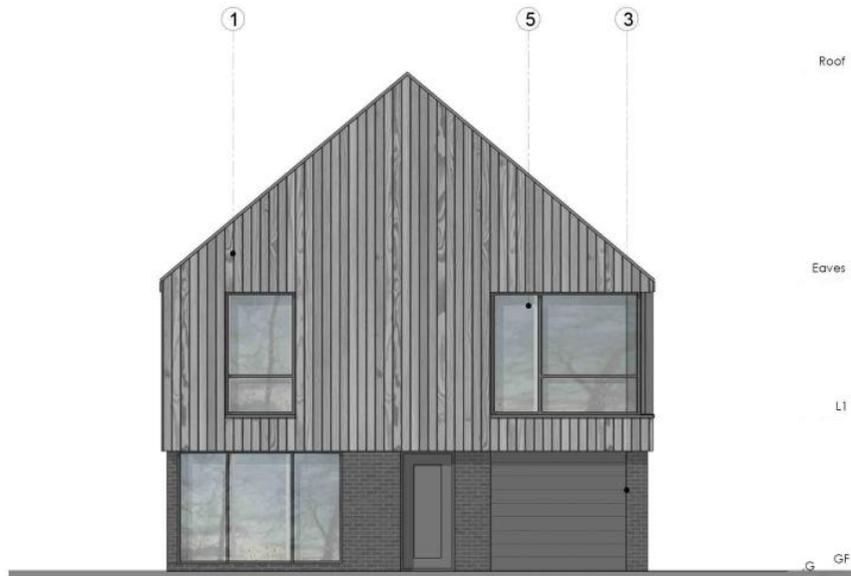


First Floor Plan

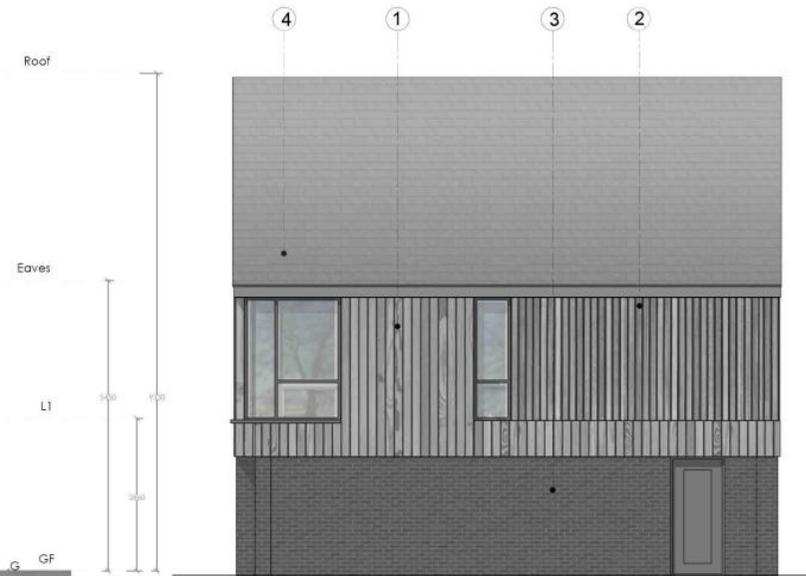


# House Type 2

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ



Front Elevation



Side Elevation



House Type 2  
Ground Floor Plan

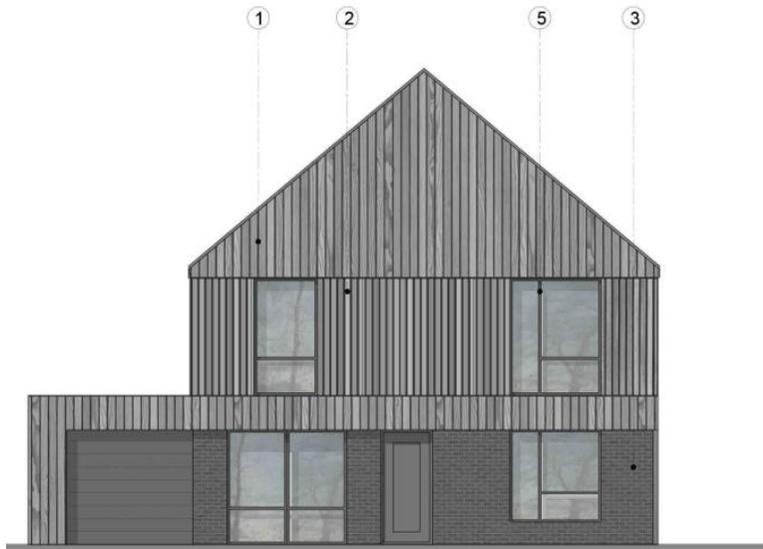


First Floor Plan



# House Type 3

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ



Front Elevation



Side Elevation



House Type 3  
Ground Floor Plan



First Floor Plan



# The Detail

HAMILFIELD DEVELOPMENT SITE, BIGHOLM ROAD, BEITH, KA15 2JQ

## Price

Offers over **£675,000** are invited.

## Planning

The site is not situated in a conservation area, although we understand some boundary walls may be listed and a Tree Preservation Order is in place.

The site benefits from planning permission for 9 luxury detached villas. Further information, including 27 downloadable planning documents can be found using planning application 23/00144/PP on the North Ayrshire Council Planning Portal.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT. We understand the site is not elected for VAT but prospective purchasers/lessees are advised to satisfy themselves independently as to the addition of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE February 2026

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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